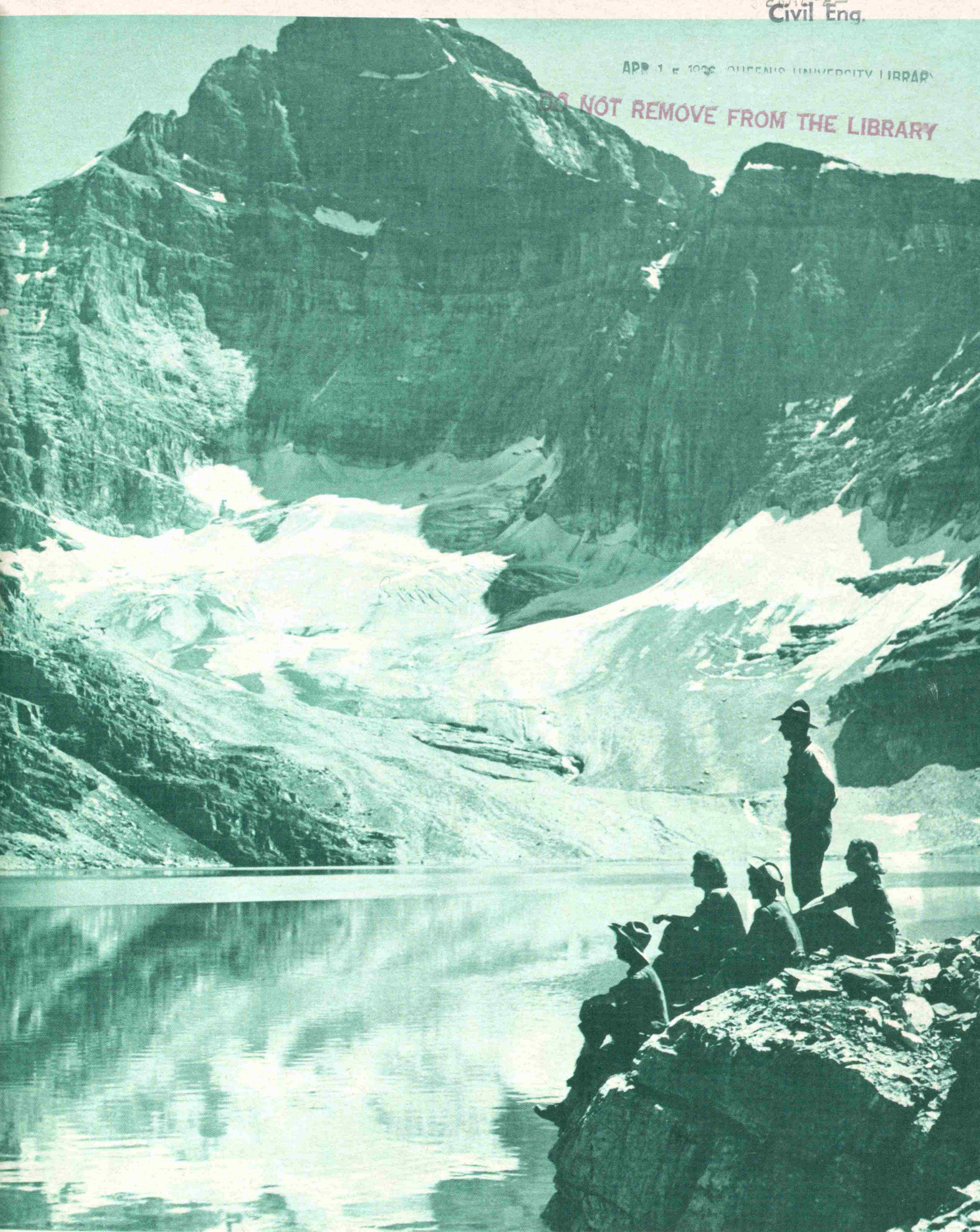


DO NOT REMOVE FROM THE LIBRARY



editorial:

Perhaps people are suddenly realizing Centennial Year is fast approaching and they've done nothing to tidy up the place for visitors. Maybe they're finally waking up to the fact the old home town—bulging at the seams with all those strangers who've moved in lately—is being twisted and stretched out of recognition. Possibly some are fed up with having their picture-window view of nearby trees and distant mountains blocked by high-rise apartments or garish road signs.

Whatever the reasons, Canadians in 1966 seem vaguely aware that something must be done to rescue our cities and preserve our natural landscape from the evils of exploitation and encroachment.

Why do we say "vaguely aware"? Because never before in our close-to-100-year existence have so many professional plan-

ners been employed by municipal, provincial and federal governments. We Canadians, through our elected representatives, hire them and then apparently forget about them, leaving the planners to watch their unsupported proposals wither and die on the vines of public apathy.

At least, this is the conclusion one reaches after reading recent articles on the subject in several prominent Canadian newspapers, urging citizens to take a more active part in community planning. Seldom do the writers even mention C.P.A.C., although local branches do exist in the cities where these papers are published. Is it because they have never heard of the Association or because they discount its effectiveness?

For 20 years the main objective of C.P.A.C. has been "to promote public understanding of, education and participation in town and regional planning in Canada."

After two decades we have close to 6,000 paid-up members, not a very impressive number out of a population of 20 million, but surely enough to speak with some degree of authority locally and throughout the nation.

"What this city needs is a powerful, independent, militant group that will study planning proposals and, if they are good, fight for them," wrote one reporter in a column entitled 'Don't Just Sit There'. "It should even consider initiating its own proposals . . . and should have supporters noisy enough to drown out the objectors and let city council know it has their backing and that they want action."

The framework and the nucleus of such a group already exists in many Canadian communities. Let's accept the challenge and make C.P.A.C.'s stated objectives truly effective in 1966, starting at the grass-roots level.

A. T. PATON, Editor

contents:

ARTICLES

- | | | |
|----|--|--------------------------------|
| 3 | A CALL TO ACTION | from the Centennial Commission |
| 6 | CHALLENGE IN COMMUNICATIONS | H. R. Baker |
| 11 | PLANNING FOR A FLOOD | J. W. Wilson |
| 15 | CHICOUTIMI — L'AIRE METROPOLITAINE OUBLIEE | R. W. Higgs |
| 20 | THE TREND IS TO UNDERGROUND | says CC & BDA |
| 22 | AN END TO LAND SPECULATION — BRITISH STYLE | R. W. G. Bryant |
| 29 | THE MADAWASKA DEVELOPMENT | Rev. E. Cullinane |

DEPARTMENTS

- | | |
|----|--------------------------|
| 18 | CPAC CROSS-CANADA REVIEW |
| 34 | NEWS, VIEWS AND NOTICES |
| 36 | CPAC NATIONAL LIBRARY |
| 38 | PLANNING VACANCIES |

COVER COMMENT

Springtime in the Rockies, whence the Columbia River headwaters flow. For a progress report on community planning downstream, see page 11.

— NFB Photo.



A CALL TO ACTION



THIS SPRING the Canadian Centennial Commission launches a national program aimed at achieving a coast-to-coast community face-lifting by 1967. It is a project which the Community Planning Association of Canada endorses wholeheartedly.

The Community Improvement and Beautification Program, under the direction of Centennial project officer and CPAC-member Roderick Clack, is not one of doles: there will be no pecuniary carrots in the form of grants-in-aid-dangled about to impress upon people the need for removing the eyesores and protecting the natural beauty of our urban and rural surroundings. It is simply a program of advice, encouragement and practical information.

To put into action the plans which have been formulated, the Centennial Commission has invited delegates from across Canada to Seminar '66 in Ottawa on April 22. Individuals, organizations and provincial and federal departments that might be able to contribute in any way to the realization of the program have been asked to attend this one-day "Call to Action" meeting. It follows by 10 months the first national seminar ever held in Canada on this subject—resulting in the creation of the present scheme under Centennial Commission sponsorship.

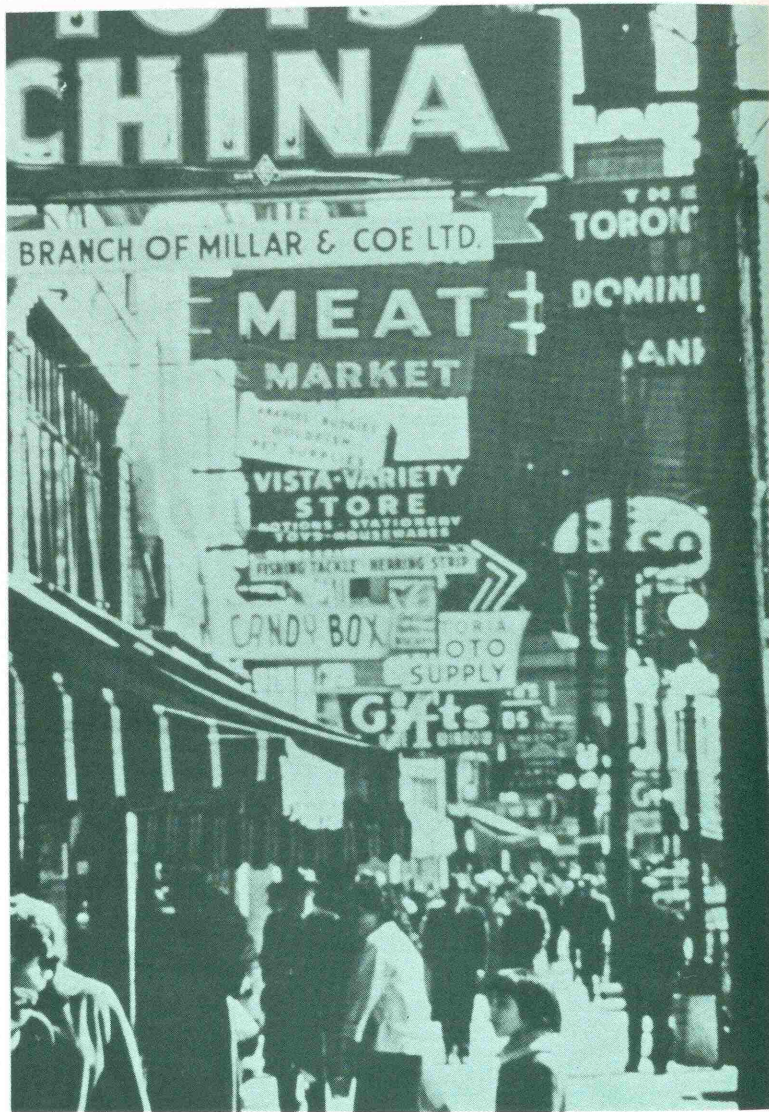
If local projects are to be undertaken for completion in Centennial Year, they must be started at once. Here are some of the ways the Commission will help get things moving on the home front:

- Publication and distribution of manuals describing and illustrat-

ing a variety of urban and rural improvement and beautification projects applicable to Canadian communities. They will contain diagrams and technical data, tips on how to select, organize and proceed with practical projects, and note the benefits to be derived from implementation. Topics covered include town centre improvement, sign control, paint-up and clean-up, farmstead improvement, highway beautification, street tree-planting and open-space landscaping.

- Organization of national and possibly regional seminars on community improvement and beautification, covering such subjects as co-ordination between government and private agencies, the value of competitions and incentives, etc.
- Maintenance of program continuity through national liaison and supplementary professional guidance to communities.
- Establishment of a national improvement and beautification library, containing publications, colour-slides and films for the use of community project workers.

The accompanying pictures have been selected to show some "horrible examples" of the need for this program, and also to illustrate what has already been done to make some Canadian communities pleasant, healthful and eye-appealing places in which to live. What better objective than this for a community Centennial Project?



Typical metropolitan jungle

Shopping centers too often degenerate like this . . .





This once-abandoned country school-house now serves a useful purpose, thanks to rehabilitation.



Do you recognize this "scenic view" in your community?

... they could be made to look like this





On the Eve of CPAC's 20th Birthday

DR. HAROLD R. BAKER,
National President,

suggests we re-examine our Association's
aims and objects in the light of a

I AM NOT a professional planner, but I should like to think that I am a professional "citizen"; one who has slowly become aware of the possible role of the individual in helping to determine the nature of our communities — rural and urban. The Community Planning Association of Canada is an organization of such citizens involved in planning across Canada.

The nature of the present and future community is our primary concern. What kind of communities are we trying to build? Do we enjoy living in them? Might things be arranged, or rearranged, so that our enjoyment, convenience, and economy, would be enhanced? Many of us have views on the ideal community if encouraged to think about them. The question is: how do we communicate these ideas effectively and to whom?

The objective of the Community Planning Association is to promote public understanding of, education and participation in, town and regional planning in Canada. For the past 20 years we have been working to this end. Now that CPAC is on the eve of its "coming of age", we should seriously review a few of the problems and opportunities confronting CPAC as a citizens' organization and as a tool for communicating the ideas and concepts of planning.

Planning Goes on All Around Us

Community planning has come to be applied primarily to city planning. It is the city that has felt the pressure for orderly design. We are not lined up very long in a traffic jam before we become concerned about traffic flow. Impatience and horn-blowing, sooner or later, must be converted into a message to city council and the engineering department. Somehow this is done, although questions are frequently raised about the citizen's influence.

Planning spreads to the suburbs, too, and gracious living has been associated with subdivision design and

JE NE SUIS PAS un urbaniste professionnel mais j'aimerais penser que je puis parler comme un "citoyen" professionnel; un qui est lentement devenu conscient du rôle possible du particulier pour aider dans la détermination de la nature de nos communautés — rurales et urbaines. L'Association canadienne d'Urbanisme est un organisme constitué de tels citoyens concernés dans la planification d'un bout à l'autre du Canada.

La nature de la communauté actuelle et future est notre intérêt primordial. Quel genre de communauté tenons-nous à construire? Aimons-nous y vivre? Y aurait-il moyen de disposer ou de réaménager les choses pour qu'il en résulte un rehaussement de notre jouissance, de nos communautés et de notre économie? Plusieurs d'entre nous ont des vues sur la communauté idéale pour peu que l'on nous encourage à y penser. La question se pose: Comment pouvons-nous communiquer ces idées d'une manière efficace et à qui?

L'objectif de l'Association canadienne d'Urbanisme est de promouvoir la compréhension du public de la planification urbaine et régionale au Canada et de former les citoyens et de les encourager à y participer. Au cours des 20 dernières années, nous avons travaillé dans ce but. Maintenant que l'ACU est à la veille "de devenir majeure", nous devrions examiner sérieusement quelques-uns des problèmes et des occasions que doit envisager l'ACU à titre d'organisme de citoyens et comme un outil pour la communication des idées et des concepts sur l'avenir.

La planification tout autour de nous

L'urbanisme est essentiellement d'application à la planification urbaine. C'est la cité qui tout d'abord ressent le besoin pressant d'un concept ordonné. Il ne faut pas être longtemps en ligne dans un embouteillage avant que nous devenions intéressés à la circulation. L'impatience et le klaxon, tôt ou tard, doivent être

CHALLENGE

n

COMMUNICATIONS

curved crescents. In the meantime, decisions are being made in rural areas about land use and the conservation of natural resources. I suppose one might say regional planning is concerned with the planning problems and opportunities of rural and urban communities which have bonds of common interest.

The CPAC may be able to recognize the strengths and weaknesses inherent in regional or multi-community planning. CPAC might provide a discussion forum through which citizens, representing the overpopulated and the underpopulated areas of our country, can communicate with each other on problems and opportunities of mutual interest. Ultimately, of course, they must communicate their wishes to the professional planners and civic bodies who are in the design and decision-making offices.

Each of us must somehow become aware that our society is a result of planning, that planning is going on around us now, and that it must be of vital importance in the future. It may take many kinds of experiences to create this awareness and sensitivity. The Community Planning Association of Canada is geared to help bring awareness and sensitivity to us. We are primarily concerned with building understanding, particularly on the part of those citizen-leaders who play an important part in planning decisions: the members of planning boards and commissions who function in an advisory capacity, and municipal officials who make decisions.

The Citizen and Planning

Citizen participation requires continuous encouragement. It is not easy to convince people that they can play a useful role, either as individuals or in groups, in guiding and controlling the development of our com-

transformés en un message au conseil de ville et au département du génie. Les choses arrivent ainsi même si l'on doute fréquemment de l'influence des citoyens.

La planification s'étend à la banlieue aussi et un mode de vie agréable a été associé au plan de subdivision et au croissants incurvés. Nombre de décisions sont prises dans le pays au sujet de l'emploi du terrain et de la conservation des ressources naturelles. Je suppose qu'on pourrait dire que la planification régionale s'intéresse aux problèmes et aux occasions de planification des communautés rurales et urbaines qui sont liées par des intérêts communs.

L'ACU peut être en mesure de reconnaître les forces et les faiblesses inhérentes à la planification régionale ou multi-communautaire. L'ACU pourrait établir un forum de discussions par l'entremise duquel les citoyens représentant les secteurs surpeuplés et sous-peuplés de notre pays pourraient communiquer entre eux au sujet de problèmes et d'occasions d'intérêt mutuel. Ultimement, ils doivent communiquer leurs désirs aux urbanistes professionnels et aux corps civiques qui ont fonction de préparer des plans et de prendre des décisions.

Chacun de nous doit en quelque sorte être conscient que notre société est le résultat d'une planification, que la planification se produit tout autour de nous maintenant et qu'elle doit avoir une importance vitale pour l'avenir. Il peut être nécessaire d'avoir recours à plusieurs types d'expériences pour créer cette confiance et cette sensibilité. L'Association canadienne d'urbanisme est embrayée pour aider à nous apporter cette confiance et cette sensibilité. Nous sommes primordialement intéressés à adapter la compréhension, particulièrement de la part de ces citoyens-dirigeants qui jouent un rôle important dans les décisions de planification: les membres des commissions de planification qui agissent dans un rôle consultatif, et les représentants municipaux qui prennent les décisions.

Le citoyen et la planification

Il faut encourager sans cesse les citoyens pour qu'ils y participent. Il n'est pas facile de convaincre les gens qui peuvent jouer un rôle utile, soit comme particulier ou soit en groupe pour guider et régir le développement de nos communautés, dans l'entretien des mesures démocratiques et dans la formulation de notre propre destinée.

Le concept qu'a la profane de la planification peut être moins sophistiqué que celui du professionnel. Néanmoins, il a un concept. Tout groupe de citoyens représente plusieurs années d'expérience cumulative bien que la méthode à tâtons soit une chose du passé, la combinaison des expériences et de la sagesse des citoyens à une participation active dans la planification systématique peut être très utile. La participation à des groupes et des commissions d'étude, les consultations avec les urbanistes professionnels, et la lecture de la matière courante sur l'urbanisme augmenteront toutes la compré-

Three-way communications are essential among . . .

THE ELECTED OFFICIAL

THE PLANNER

THE CITIZEN



munities, in the maintenance of democratic procedures and in determining our own destiny.

The layman's concept of planning may be less sophisticated than that of the professional. Nevertheless, he does perceive between order and disorder, convenience and inconvenience, ugliness and beauty. Any group of citizens represents many years of cumulative experience, and while the "trial and error" method should be a thing of the past, the combination of the citizens' experiences and wisdom with active participation in systematic planning can be very valuable. Attendance at study seminars and conferences, consultations with professional planners, and reading current planning literature, will all increase the layman's understanding and enable him to exert a greater and more useful influence in community planning affairs.

The program of the Community Planning Association is designed with citizen participation in mind.

Participation Handicapped by Segmented Planning

Even when we accept the need for planning, and recognize that it deserves our attention and time, participation is not easy. In addition to developing an understanding of the meaning of community planning, one must understand something of its application in real life.

Community planning is frequently designated as a political process, implying that principles and ideas about planning must somehow be blended with the social or organizational structure of the community. Every community, rural or urban, has its own unique character and personality. Each has its ethnic groups, conflicts, influential citizens, things it values highly and about which it feels strongly, organizations and institutions, enthusiasm and apathy; all of which make com-

hension du profane et lui permettront d'exercer une plus grande influence dans les affaires de l'urbanisme.

Le programme de l'Association canadienne d'urbanisme est conçu en tenant compte de la participation de citoyens.

Participation handicapée par les groupes planifiants segmentés

Même lorsque nous acceptons le besoin d'une planification, et reconnaissons qu'elle mérite notre attention et notre temps, la participation n'est pas chose facile. En plus de développer une compréhension de la signification de l'urbanisme, il faut aussi comprendre quelque chose à son application dans la réalité.

L'urbanisme est fréquemment désigné comme un procédé politique, impliquant que des principes et des idées au sujet de l'urbanisme doivent en quelque sorte être homogénéisés à la structure sociale et à l'organisation de la communauté. Chaque communauté, rurale ou urbaine, a son propre caractère unique et sa personnalité. Chacune a ses groupes ethniques, ses conflits, ses citoyens influents, des choses qu'elle prise hautement et au sujet desquelles elle a des idées bien arrêtées, organismes et institutions, enthousiasme et apathie; et tout ceci rend la vie communautaire dynamique et intéressante. Si la planification doit être efficace, ces facteurs doivent être pris en compte.

Pendant que nous reconnaissons le besoin d'adapter la planification à la scène locale, nous y avons apporté certaines barrières qui tendent à nous créer des embûches par moment. Il y a plusieurs groupes d'un intérêt spécial qui ont leur propre approche et influence unique sur l'espèce de communauté que nous aurons ultimement. Ces groupes peuvent être volontaires, commerciaux ou gouvernementaux. Ils peuvent être affiliés localement,

munity life dynamic and interesting. If planning is to be effective, these factors must be taken into account.

While we recognize the need to adapt planning to the local scene, we have built in certain barriers which tend to get in our way at times. There are many special interest groups which have their own unique approach and influence on the kind of community we have ultimately. These groups may be voluntary, commercial, or governmental. They may be affiliated locally, regionally, nationally or internationally. They may influence planning decisions intentionally or inadvertently, greatly or slightly. The point is there are sufficient groups involved that co-ordination becomes difficult. These days there are usually from 15 to 25 government agencies which influence the affairs of every community. Through what group or groups does the citizen make his interest felt? How does planning of the "total" community take place? We can conclude that co-operation and co-ordination will occur only with effective communication.

The Community Planning Association permits representatives from many community organizations and agencies to come together so that inter-group communications, and thus co-ordinated action, is more likely to take place. CPAC's divisions and branches promote understanding about planning and exchange ideas, experiences, and information. The Association believes that the public discussion forum, supplemented by literature and the mass media, are among the better ways to reach the citizen. At the provincial and local levels the divisions and branches work through the organization of public meetings and conferences to reach other citizens. Conversely, CPAC may provide the formal organizational base for citizens to reach governments and their professional advisory and action bodies.

The Citizen and the Professional

The Association also strives to build a bridge between layman and professional. Like other fields, planning is specialized these days. As it matures and develops new concepts, the terminology becomes increasingly complicated. We may call it jargon, but to the professional it becomes necessary to specialize language in order to communicate his more precisely defined ideas. The shortage of professional planners also puts him out of the reach of many of us. He becomes "a guy from the provincial capital" we've heard about or "a fellow we saw on television" from city hall. Reaching him personally may be a discouraging and frustrating procedure.

The Community Planning Association helps to bring the citizen-planner and the professional together. Since many professionals are members of our Association this happens within the organization itself. It happens also at local, regional and provincial get-togethers on community planning. CPAC's annual national conference brings together civic officials, planners, engineers, architects, developers and so on. This is another very important function in communications that the Association performs.

régionalement, nationalement ou internationalement. Ils peuvent avoir une influence sur les décisions de planification, dans leur intention ou par inadvertance, fortement ou légèrement. Le fait est qu'il y a suffisamment de groupes intéressés et la coordination devient difficile. Ces jours-ci, il y a habituellement 15 à 25 organismes gouvernementaux qui influent sur les affaires de chaque communauté. Par l'entremise de quel groupe le citoyen fait-il connaître ses intérêts? Comment la planification de la communauté totale se fait-elle?

L'Association canadienne d'urbanisme permet aux représentants de plusieurs organismes communautaires de se réunir de sorte que, la communauté de groupes, et ainsi une action coordonnée, se produira vraisemblablement. Les divisions et les succursales de l'ACU promouvoient la compréhension au sujet de l'urbanisme, ils font l'échange d'idées, d'expériences et d'information. L'Association croit que le forum de discussions publiques, appuyé de matières imprimées et des moyens qui atteignent le public, sont parmi les meilleurs recours qui leur permettent d'atteindre le citoyen. Aux niveaux provincial et local, les divisions et les succursales travaillent par l'entremise de l'organisation de réunions et de conférences publiques pour atteindre les autres citoyens. Nous pouvons conclure que la collaboration et la coordination ne se présenteront qu'avec une communication efficace.

Le citoyen et le professionnel

L'Association s'efforce également d'établir un lien entre le profane et le professionnel. Comme dans d'autres domaines, l'urbanisme est spécialisé en ces temps. A mesure qu'il mûrit et développe de nouveaux concepts, la terminologie devient de plus en plus compliquée. Nous pouvons appeler ça du jargon, mais pour le professionnel, il devient nécessaire de spécialiser le langage afin de communiquer ses idées définies avec plus de précision. La rareté d'urbanistes professionnels le place au delà de la portée de la plupart de nous. Il devient "le type de la capitale provinciale" dont nous avons entendu parler ou "un type que nous avons vu à la télévision" de l'hôtel de ville. Il peut être très décourageant et frustrant de tenter de l'atteindre.

L'Association canadienne d'urbanisme aide à réunir le citoyen planifiant et le professionnel. Etant donné que plusieurs professionnels sont membres de notre Association, cela se produit au sein même de l'organisation. Cela se produit également aux réunions locales, régionales et provinciales sur l'urbanisme. La conférence annuelle de l'ACU réunit des représentants municipaux, des urbanistes, des ingénieurs, des architectes, des entrepreneurs en développement, etc. C'est là une autre fonction très importante que l'Association remplit en communication.

La compétence du citoyen est une aide

J'ai déjà mentionné l'importance de la lecture. J'ai toujours été étonné même en ces jours de communica-

The Competency of the Citizen to Help

I have already mentioned the importance of reading. I have always been amazed, even in these days of rapid communication devices, how a community planning venture can be a relative crisis to the individual community. A citizen planner can experience many "firsts" which may be "old stuff" for others. A community may face a planning problem about which it might learn much from a neighbouring community 50 miles down the road or in another province.

One of the main purposes of COMMUNITY PLANNING REVIEW is to disseminate across Canada ideas and experiences relating to community planning. In addition, the Association has a number of mimeographed or printed documents on the many aspects of planning. These are listed in a bibliography available for the asking. Some of these publications are free; for others there is a modest charge. Books on planning are available on loan from the National Office Library. Several provincial divisions publish regular newsletters. Thus, in a regionalized and dispersed settlement pattern such as we have in Canada, CPAC seeks to make experience and knowledge available to all through reading and reference material.

These are some of the important reasons why there is a citizen's organization for planning and the methods it uses to communicate information. As we approach our 20th birthday as an Association, I urge you to consider seriously your benefits from and responsibilities in, active participation in community planning affairs through CPAC, bearing in mind this definition: "Community planning is more than a few dramatic newsworthy gains. It is a combination of an eye to the future and a long series of seemingly inconsequential day-to-day decisions, all contributing to the achievement of the ultimate goal of a well ordered community."

tion rapide, de ce qu'une aventure en urbanisme peut être une crise relative pour la communauté particulière. Un citoyen planifiant peut faire l'expérience de plusieurs "premiers" qui peuvent être "du vieux" pour d'autres. Une communauté peut avoir à envisager un problème de planification au sujet duquel elle peut apprendre beaucoup d'une communauté voisine à 50 milles de là ou dans une autre province.

Un des objectifs principaux de la Revue d'Urbanisme est de disséminer d'un bout à l'autre du Canada, les idées et les expériences se rapportant à l'urbanisme. De plus, l'Association a un certain nombre de documents photocopiés ou imprimés, sur plusieurs aspects de l'urbanisme. Ceux-ci sont désignés dans une bibliographie disponible sur demande. Certaines de ces publications sont gratuites; pour d'autres, il y a des frais modiques. Il est possible d'emprunter des livres sur l'urbanisme à la bibliothèque du Bureau national. Plusieurs divisions provinciales publient régulièrement des imprimés d'actualité. Ainsi, dans un pays de régions et d'établissements dispersés comme nous avons au Canada, l'ACU cherche à rendre l'expérience et les connaissances disponibles à tous par l'entremise de la matière de la lecture et de référence.

Voilà quelques-unes des raisons importantes pour quoi il y a un organisme de citoyens en matière d'urbanisme et les méthodes qu'ils emploient pour disséminer les renseignements. A mesure que nous nous rapprochons de notre 20e anniversaire comme Association, il serait sage que nous fassions une nouvelle évaluation, en se souvenant de cette définition: "L'Urbanisme est plus que quelques gains dramatiques pouvant faire les manchettes. C'est la combinaison d'un oeil pour l'avenir et d'une longue série de décisions quotidiennes apparemment sans conséquence, contribuant toutes à la réalisation du but ultime d'une communauté bien ordonnée."

EDITOR'S NOTE: Dr. Harold Baker personally experienced one of the problems of communicating during his recent visit to Ottawa for the CPAC National Council meeting. The head of the University of Saskatchewan's Extension Department handled it with his customary aplomb.

At the request of a local TV station, Dr. Baker agreed to appear on camera for an interview, which we squeezed into his busy schedule by visiting the studio during one noon-hour. Enroute in the taxi we discussed possible questions about community planning, but neither of us were prepared for the rather flustered interviewer's first one:

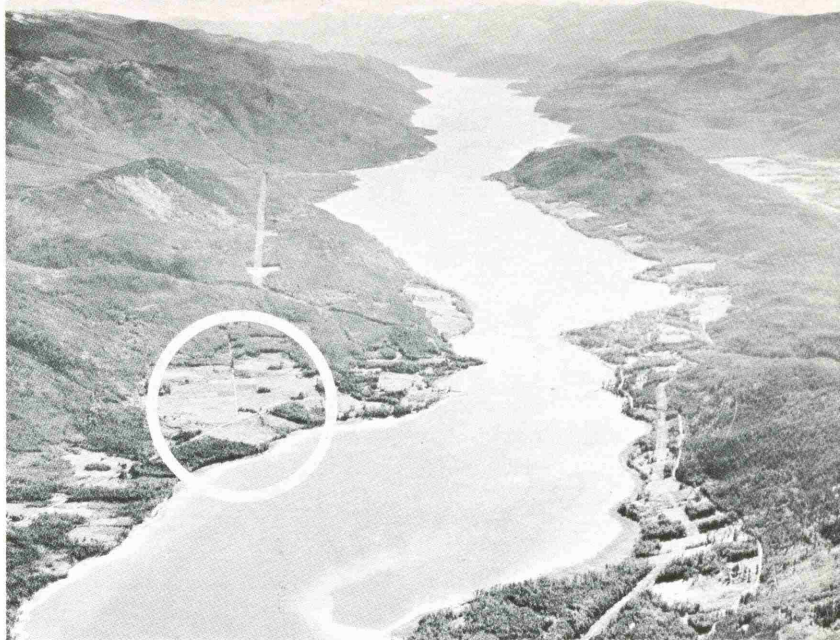
"Now, Dr. Baker, what are your own views on family planning?"

Our quick-witted national president realized immediately that the young TV newsman had mistaken him for the next guest, the president of Canada's Family Planning Association which was also meeting in Ottawa that week.

"Although I am naturally interested in this subject," explained Dr. Baker patiently, "you asked me here today to discuss the work of the Community Planning Association of Canada".

The electronic journalist hastily shuffled his notes and rephrased his question.

PLANNING FOR A FLOOD



Lower Arrow Lake, looking south. New Fauquier townsite is circled.

— B.C. Hydro Photo

While one of the world's major hydro electric developments becomes reality in south-eastern British Columbia, plans are being made for the relocation of some 600 families whose lives will be dramatically affected by the harnessing of the Columbia River. This spring work commences in the central Arrow Lakes region on the creation of three new communities and the addition to an existing one at Nakusp.

For the past 18 months Mr. J. W. Wilson, Regional Development Co-ordinator for the B.C. Hydro and Power Authority, and his small staff have been commuting between their head office in Vancouver and the Columbia Project area 400 miles away — preparing resettlement surveys, carrying out reaction interviews and drawing up plans for the new communities. Here, in an exclusive interview for the REVIEW with Mr. T. Rashleigh, Executive Director of the B.C. Division, Community Planning Association of Canada, CPAC honorary member Wilson describes what is happening.

MR. RASHLEIGH:

First of all, Mr. Wilson, what will the Columbia River project do to the Arrow Lakes area and what, in broad terms, is being done for the residents of existing communities there?

MR. WILSON:

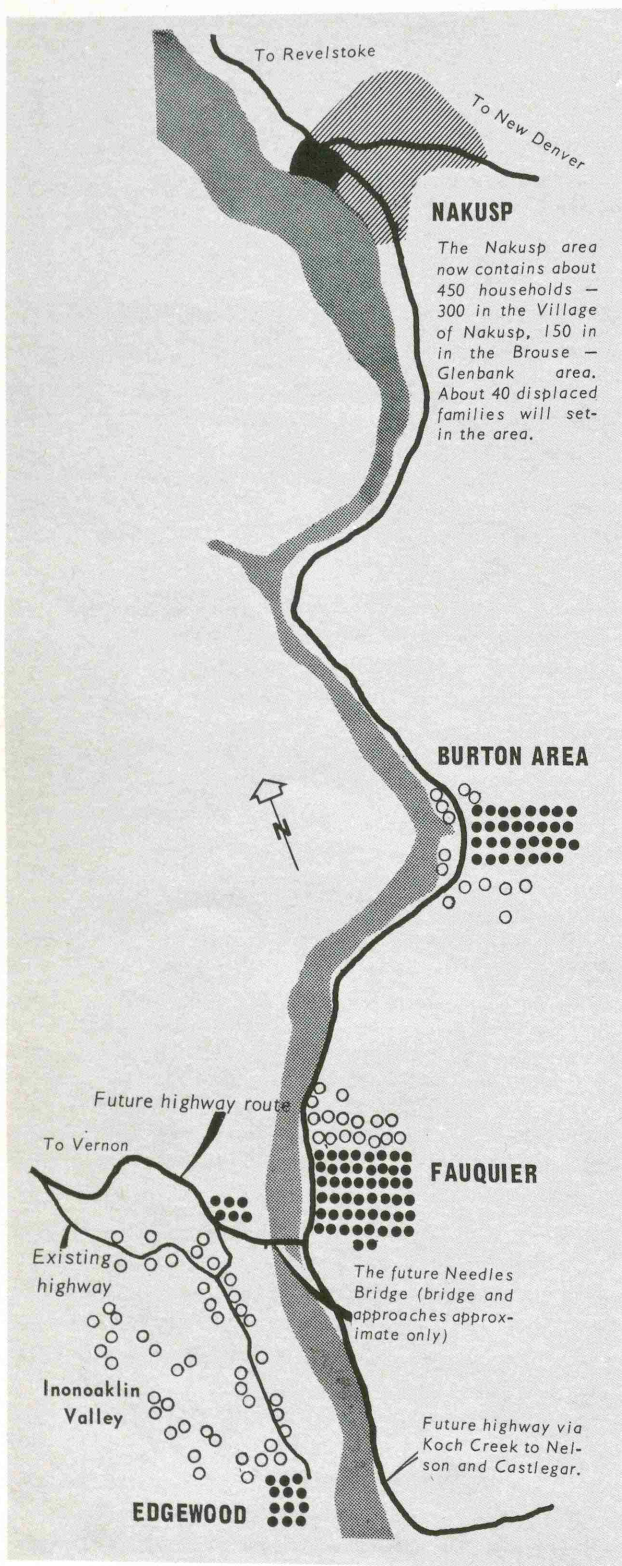
Under the Columbia River Treaty, Canada is obliged to build three storage dams. Two of these, the Mica and Duncan dams, will have practically no effect on settlement because there are hardly any people living in the reservoir areas. However, the Arrow dam, the controversial one, will flood out approximately 600 families, most of them in the central Arrow Lakes region in places like Nakusp, Fauquier and Edgewood.

The B.C. Hydro Authority is now preparing for the re-settlement of these people, not individually, but as communities. Of course, they will be compensated as individuals, too, but as they have shown that they wish to develop new communities to replace the old ones, my job is to advise the authority in planning these general re-settlement programs.

At the beginning, of course, since the Columbia River Treaty is purely a power treaty obliging Canada only to a program of dam construction, we prepared a report for public distribution which described coherently what it was that the authority was going to do and what effect it would have on the countryside. In other words, we defined the area and the communities which would be flooded. Then we described what, tentatively at least, we proposed to do about re-constituting the highway system, developing new parks and relocating communities. Prior to publishing the proposal, we had to have the agreement, in principal at least, of the authority and also of several other provincial departments. This document was distributed to every household in the Arrow Lakes area, following which we held public meetings to explain it, answer questions and encourage discussion.

R: This is indeed a well-illustrated and obviously carefully-prepared report. What was the next step?

W: When we felt the people were reasonably well-informed as to what the situation was and was likely to



ANTICIPATED SETTLEMENT PATTERN CENTRAL ARROW LAKES

Existing Households ○
Anticipated Resettled Households ●

oe, we then visited them on a door-to-door basis to obtain their individual views about the proposals. We asked them where they would like to re-settle and, based on these responses, we then firmed up our re-settlement proposals, took them to the authority for approval and again presented the plans to the people. That is where we are now — we have specific programs to which the authority is committed, based on what the people themselves want. So now the residents know precisely where they will be moving.

R: I think it is worth emphasizing, isn't it, that there was discussion at the local level before the policy that the authority is now committed to was made.

W: It might interest you to know that, both within the authority and quite enlightened people in the field, it has been suggested that another way of doing it would have been simply to say that we are going to do such-and-such.

R: Yes, and probably a few generations ago, that is the way it would have been done. However, could we now discuss the strictly planning side of your job? Perhaps you would comment on the plan you developed for the new community at Fauquier, describing its main features.

W: Well, quite apart from Fauquier, I would like to say that, although the other two communities are very small (in fact you couldn't call them anything more than hamlets) each has presented an entirely different problem because each community is different and will play an entirely different role.

Edgewood will be nothing more than a separate group of people who are bound by sentiment to one location and can't possibly support any community services. The second one at Burton is a sort of visible focal point for a rural settlement, and it will have whatever services this wider rural settlement can maintain.

Fauquier, however, is different in that it is the biggest of the three and to some extent can combine its functions. It will have some self-contained features in it and at the same time it will serve a wider rural area also. It is strategically located at the site of the new Needle's Bridge and, in fact, is at a three-way focal point in the coming transportation network.

The site itself is a very beautiful one and we have attempted to take advantage of this. The biggest problem was how we should plan the community in relation to the highway. I felt very strongly that there were two things that would govern the growth of the community. One was the lake, towards which the people are traditionally-oriented. The second thing is that today they are automobile-oriented also. So we did what I suppose many planners would criticize: we allowed the highway to run between the people and the lake, making sure that the people would have safe access to the lake via an underpass. This was a deliberate decision, arrived at after considerable thought, and I'm quite sure it is right.

R: Why wouldn't you have run the highway around the other side of the community?

W: Because it would have spread the community too far and it would have given two opposing poles — one to the east and one to the west. I felt that it would have fragmented the community to do that.

R: You have a fairly simple kind of main road pattern but I suppose in a sense a unique one, especially for British Columbia.

W: Well, it seems simple enough for the planner, of course, but you won't find anything like that in any of the communities that have just grown up.

R: How about future growth? It looks by the subdivision and general layout pattern that you have planned for existing settlement only.

W: We have pretty well cleaned out that area entirely. We have acquired all the surrounding land and the settlement that you see there will all be new settlement. At the same time, it is a radial pattern in the sense that the residential-size lots are in the centre and around that you have the larger holdings. We will ensure that

the road and the land pattern is such that extension can take place into the larger holdings.

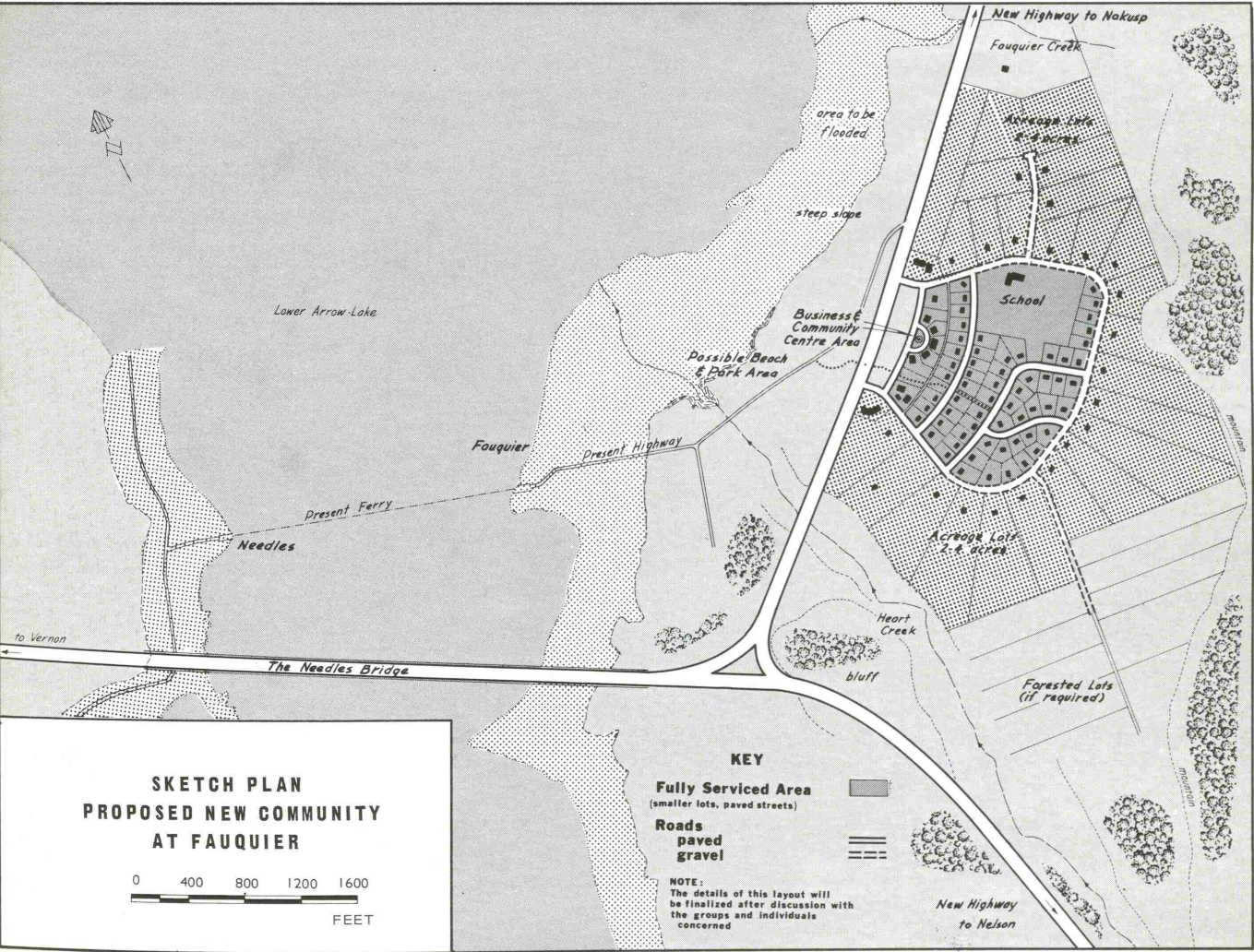
R: Have you worked out any future plans for this area?

W: We are in the process of doing so now. It is tied up with a number of things, including the most economic direction for the expansion of services. You must realize that this is not a simple problem, in that while B.C. Hydro must be responsible for laying down the framework of a new community and provide the services and the roads which will enable the settlement to take place, the individual settlement will be done by the individuals themselves.

We are providing a framework on which individuals will build. We will not be responsible for the ultimate appearance of the community, although we are planning to do a number of things which we hope will result in a presentable community.

R: What will you do then, specifically?

W: Primarily, we will make technical advice available to anyone wishing to build. By that I mean that we



will help him to get the best site for his house, we will help him to the sketch plan stage in designing the house that he wants and we will do everything we can to make sure that colours, for example, harmonize. In addition, we will undertake landscaping in at least the most strategic parts of the community.

R: Of course, the road pattern as you show it here and the basic sub-division will be applied to the land.

W: Yes. There will be as much flexibility in this as possible, though. The larger acreage lots are planned so that they can be divided if need be for expansion.

A particular problem in a community like this is to try to facilitate and accommodate the normal process of commercial development. It involves us in making choices as to whom we should sell land and for what. We are right in the middle of this stage now.

R: What has been your experience in discussing and negotiating with the people?

W: It's really been a satisfying one from my point of view. As agents for B.C. Hydro, we were required to act in the field on our own initiative under the general policies and approval of the authority.

I found that, given the straight and unvarnished facts, the people have always acted in a very constructive and generally a very sensible way to the situation. You must realize the residents in the Arrow Lakes region had been on and off the hooks for years while various international schemes for the Columbia's water-power were proposed and discarded. When we finally went in there, the people were understandably nervous and full of suspicion. But when they were approached in a direct and most of all, in a human way, they reacted with an amazing good will. If we had not done that — if we had insisted on doing things by the press or by paper from Vancouver — we would have had infinite trouble.

Let me illustrate by recalling probably the most critical situation we ever had to meet. It was in a community where the people were particularly distracted by rumours. They did not know whether their area would have to go or not because, in the first place, we didn't feel that we could continue to operate the ferry and in the second place, the banks in their area were thought to be unstable although the area itself would not be flooded.

I conducted a public meeting there which was attended, I would think, by everyone in that community, possibly 100 people. All I really had to tell them was that their community would cease to exist, and that they had the choice of going here or here or here. But what really mattered to them was that their community would die. It was a tense and critical situation. Yet even there, as soon as the initial shock wore off, these people who were very, very bitter somehow or other managed to behave in a rational and human way. I think it is a tribute to them. I am greatly heartened by the working out of this process.

R: It seems to me you changed the Hydro from an impersonal authority operating from a distant centre to a fairly human kind of institution.

W: Well, it's not just a question of making use of the direct approach to reach the people, it's a case of finding out in detail how this community lives and then finding solutions by working with them in a way that affects the actual situation, not an imaginary one.

R: Don't you think this is a good definition of the function of almost any kind of planning study?

W: Oh yes, very much so. The individual touch becomes more difficult at a big city level where you have to employ surveys and techniques. There you have vast numbers to deal with, here we have distance.

R: Now that the general plan has been agreed upon, what lies ahead?

W: We will continue to work closely with the people in relation to the actual communities where they wish to settle. We will have to perfect the general design, quite specifically now to the desires of individuals. For instance, what size lots do they want and exactly where?

It is essential that Hydro follow up its initiative by encouraging, by helping to plan and interpret, so that these "displaced persons" will become re-established as quickly and happily as possible. We also must know when to show restraint, for we are dealing with a coherent, community-minded group of people, sensitive about their traditions.

Basically, there is one question which over-shadows every other in the Arrow Lakes. Quite properly and naturally, the question is, "How much money am I going to get and will it be enough to re-settle me?"

Until this matter of individual compensation is settled — and you can appreciate it is something that can't be done overnight — people will continue to be tense and suspicious about an organization like Hydro. There is always a tiny minority of human beings who are not capable of being satisfied and these tend to be the trouble-makers and rumour-mongers.

On the other hand, the more we show our hand, the more we show that we care, the more specific things we undertake to do with them and for them, the better it is for all concerned. I think we have already accomplished something in community planning of which we can be proud and which will be of considerable benefit to that region of British Columbia. What we have been doing is simply to help the people avail themselves of their opportunities.

R: To conclude on a personal note, Mr. Wilson, what are your own future plans?

W: I will be leaving shortly to join the staff of Brock University in St. Catharines, Ontario. Apart from engaging in a number of research functions, my prime responsibility will be to organize and develop a School of Planning at Brock. The experience gained on the Columbia Project will be invaluable in this challenging new position.

Chicoutimi-L'Aire Métropolitaine Oubliée

par R. W. HIGGS

LES LISTES de recensement de 1961 indiquent que le Canada avait, à ce moment, 29 cités de plus de 50,000 âmes dont 17 étaient considérées comme si elles faisaient partie de centres métropolitains. Des 17, 3 avaient une population de moins de 100,000 âmes. Plusieurs de nos régions métropolitaines sont évidentes — Vancouver, Winnipeg, Toronto, Montréal — mais d'autres ne sont aucunement remarquables dans ces listes. Une de celles-ci, le complexe de Chicoutimi au centre du Québec, a une population régionale dépassant 100,000 âmes.

Des 17 régions métropolitaines, Montréal est de beaucoup la plus grande, mais les 20 cités incorporées qui constituent l'aire métropolitaine de Montréal sont encore incapables de convenir d'une forme quelconque de gouvernement régional. Le Grand Toronto qui, depuis plusieurs années, a un gouvernement métropolitain en fonction, étudie présentement l'établissement d'une forme régionale de juridiction plus étendue.

Né et instruit à Ottawa, monsieur Higgs a reçu son baccalauréat en génie civil à l'Université Queens à Kingston en 1949. Après plusieurs années à l'emploi du gouvernement fédéral, il a reçu un "International Road Federation Fellowship" en 1957 et a entrepris ses études qui devaient le conduire à sa maîtrise ès sciences en transport à l'Université Cornell, Ithaca, N.Y. en 1958. Pendant qu'il était à Cornell, il a étudié la planification des cités et des régions à l'Ecole d'Architecture. Depuis lors, monsieur Higgs travaille au ministère fédéral des Travaux publics à Ottawa, où il détient présentement l'emploi d'ingénieur de circulation et de photogrammétrie.

Monsieur Higgs est membre de l'Association des ingénieurs professionnels d'Ontario; du Institute of Traffic Engineers; de American Society of Photogrammetry; de Canadian Good Roads Association et de l'Association canadienne d'Urbanisme.

CENSUS LISTINGS for 1961 indicate that Canada had, at that time, only 29 cities over 50,000 population, of which 17 were considered part of metropolitan centres. Of the 17, three had populations of less than 100,000 persons. Many of our metropolitan regions are obvious — Vancouver, Winnipeg, Toronto, Montreal — but others fail to show up in such listings. One of the latter, the Chicoutimi complex in central Quebec, has a regional population exceeding 100,000 inhabitants.

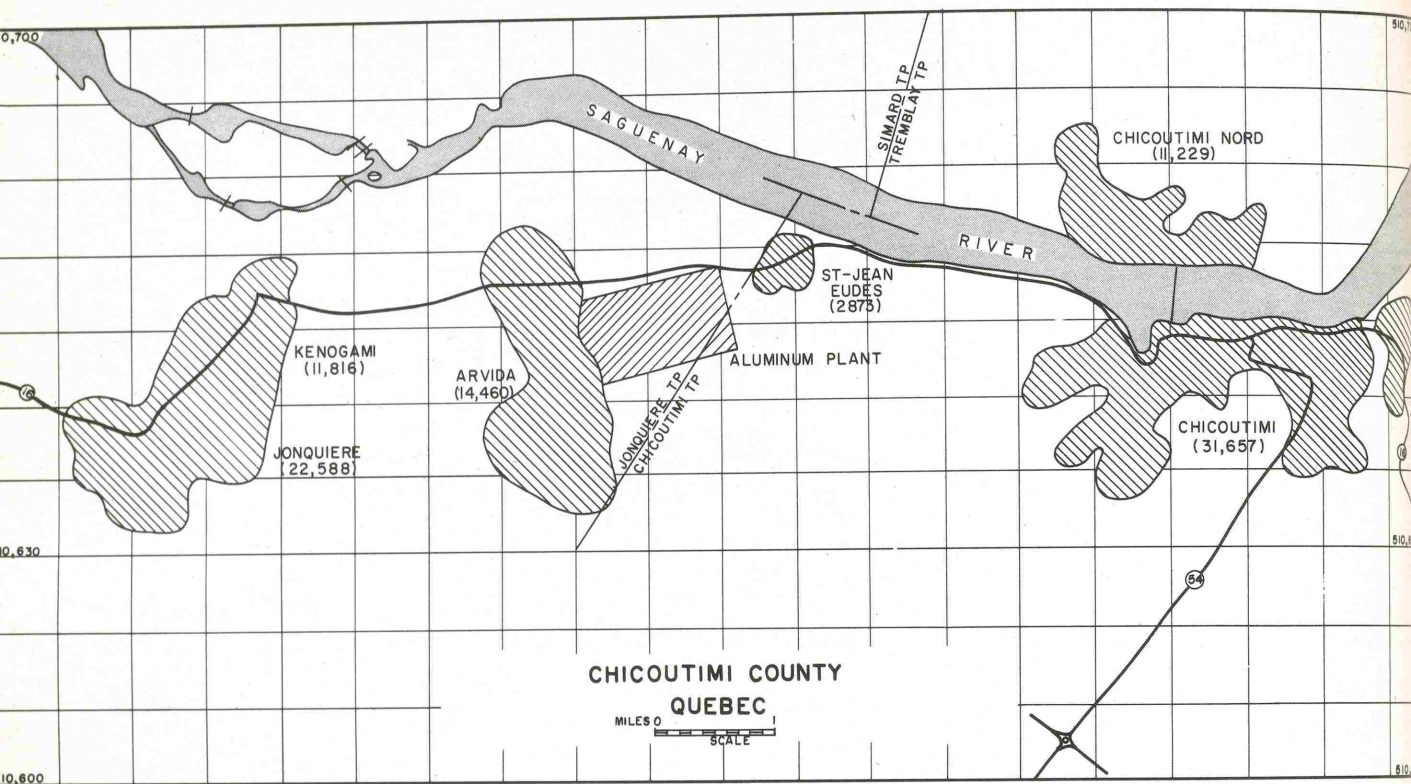
Of the 17 metro regions, Montreal is by far the largest, but the 20 incorporated cities which comprise the Montreal Metro area are still unable to agree on any form of regional government. Greater Toronto, which has had a functioning metropolitan government for several years, is now considering the establishment of a broader, regional form of jurisdiction.

The County of Waterloo, Ontario, is attempting a regional system of planning and, ultimately, a county form of overall government. The Galt — Hesper —



Born and educated in Ottawa, Mr. Higgs graduated from Queen's University, Kingston, in 1949 with a Bachelors' degree in Civil Engineering. Following several years of employment with the Federal Government, he was awarded an International Road Federation Fellowship in 1957 and took his Master of Science degree in Transportation at Cornell University, Ithaca, N.Y. in 1958. While at Cornell he studied City and Regional Planning at the School of Architecture. Since then Mr. Higgs has been with the Federal Department of Public Works at Ottawa, where he now holds the position of Traffic and Photogrammetric Engineer.

Mr. Higgs is a member of the Association of Professional Engineers of Ontario; The Institute of Traffic Engineers; The American Society of Photogrammetry; The Canadian Good Roads Association and the Community Planning Association of Canada.



Le comté de Waterloo, Ontario, essaie d'établir un système de planification régionale et ultimement un gouvernement général de comté. Le complexe de Galt — Hesper — Preston dans le comté de Waterloo, (les 3 cités sont raccordées par la route nationale 401 ainsi que les rivières Grand et Speed) est sous certains rapports semblable à l'aire métropolitaine de Chicoutimi, mais la population dans le comté de Waterloo est à moins de la moitié de celle de l'aire de Chicoutimi. La région métropolitaine de Chicoutimi est assez compacte, couvrant une aire de beaucoup inférieure en grandeur à celle de la cité d'Ottawa, alors que le comté de Waterloo a des centres plus petits étendus sur un secteur comparativement étendu.

Situés le long de la vallée du Saguenay et flanquant le centre industriel d'Arvida (population 14,460) se trouvent Chicoutimi (31,657), Jonquière (28,588), Kenogami (11,816), Chicoutimi Nord (11,229) et les villes de la Rivière du Moulin (4,386) et St-Jean Eudes (2,873). Ces 7 cités et villes sont distancées généralement de moins de 3 milles les unes des autres et pourtant en toute apparence, il ne semble pas que l'on y pense comme une partie d'une région métropolitaine. La grande route provinciale no 16 et la rivière Saguenay établissent les liens entre les municipalités.

Les 7 municipalités sont sises dans le comté de Chicoutimi et la cité de Chicoutimi est le chef-lieu. Le comté est grand (18,400 milles carrés) et son économie est fondée essentiellement sur ses ressources hydrauliques.

Preston complex in Waterloo County (with all three cities connected by Highway 401 and the Grand and Speed Rivers) is, in some respects, similar to the Chicoutimi Metro area but the population of the former is less than half of the Chicoutimi area. The Chicoutimi Metro region is quite compact, covering an area much smaller in size than the City of Ottawa, whereas Waterloo County has many smaller centres spread over a comparatively wide area.

Situated along the Saguenay River Valley and flanking the Arvida industrial centre (pop. 14,460) are Chicoutimi (31,657), Jonquière (28,588), Kenogami (11,816), Chicoutimi Nord (11,229) and the towns of Rivière du Moulin (4,386) and St. Jean Eudes (2,873). These seven cities and towns are located generally less than three miles apart, yet apparently are not thought of as part of a metropolitan region. Provincial Highway 16 and the Saguenay River provide the threads which link the municipalities together.

All seven municipalities lie within Chicoutimi County, with the City of Chicoutimi being the County Seat. The County is a large one (18,400 square miles) with an economy based largely on its water and forest resources. Chicoutimi lies some 60 miles north of Quebec City and is served by the Canadian National Railway, the Canada Steamship Lines and Provincial Highway No. 54.

Upon studying a map of Chicoutimi, one sees immediately that the City of Arvida has been largely pre-

ques et forestières. Chicoutimi est sis à quelque 60 milles au nord de la cité de Québec et est desservie par les chemins de fer nationaux du Canada, la Canada Steamship Lines et la grande route provinciale no 54.

En étudiant une carte de Chicoutimi, on voit immédiatement que la cité d'Arvida a été pour une large part planifiée d'avance et a un système de rues attrayant (on rapporte que c'est là l'une des cités les mieux planifiées du Continent nord américain). Malheureusement, les cités environnantes n'ont pas eu cet avantage apparemment et commencent à empiéter sur Arvida. Le temps est venu d'établir un plan régional dans la vallée du Saguenay et le meilleur moyen d'y arriver est par l'entremise d'une certaine forme de gouvernement régional constitué de représentants provenant de chacune des municipalités existantes.

Il est évident de prime-abord que les limites du comté sont un moyen inapproprié de régie régionale étant donné que les cités de la région de Chicoutimi sont sises dans au moins 3 différents cantons. De quoi alors nous servirons-nous pour établir les frontières métropolitaines? La réponse semblerait simple et idéale. Quel meilleur moyen pour désigner une région métropolitaine que d'employer un quadrillé de 1000 mètres du système universel Mercator? Les points d'angle de l'aire métropolitaine de Chicoutimi pourraient être désignés comme suit, en sens horaire, en commençant par l'angle sud-est, (320, 630), (320-690), (510,690), (510,630).

Ce secteur comprend tous les centres urbains construits aussi bien qu'un certain espace pour l'expansion. S'il se présente encore un développement en bordure, il n'y a plus qu'à agrandir les limites à (310,620), (310,700), (520,700), (520,620) et une régie est appliquée une fois de plus. L'habileté de grandir automatiquement l'aire métropolitaine relèverait du gouvernement de comté ou provincial.

La représentation à chaque gouvernement régional peut être établie d'une manière équitable d'après la densité de la population à l'intérieur de diverses portions du système de quadrillé. Un tel système permettrait une computation facile des chiffres de recensement, améliorant ainsi grandement les méthodes d'inscription de la croissance de la population et de plus fournirait un moyen excellent d'établir les frontières électorales.

Il devrait être possible de s'entendre en ce qui concerne la représentation au conseil régional de manière que chaque municipalité existante soit suffisamment représentée. Avec la cession des fonctions de planification et d'administration au gouvernement métropolitain, le besoin de gouvernements locaux disparaîtrait. Chicoutimi étant déjà le chef-lieu, l'administration et la planification de tout le comté sont assurées.

Il semblerait ici, dans la vallée du Saguenay, qu'il existe une occasion unique d'amorcer un gouvernement

planifié et a un attrayant schéma de rues (il est rapporté qu'il est l'une des meilleures villes planifiées du Continent nord américain). Malheureusement, les villes environnantes n'ont pas eu cet avantage et commencent à envahir Arvida. Le temps est venu d'établir un plan régional dans la vallée du Saguenay et la meilleure méthode pour accomplir ceci est à travers une forme de gouvernement régional faite de représentants de chacune des municipalités existantes.

Il est évident dès le début que la limite municipale est un moyen inapproprié de contrôle régional puisque les villes de la région de Chicoutimi sont situées dans au moins trois différents cantons. Que devons-nous utiliser pour marquer les limites métropolitaines? La réponse paraîtrait simple et idéale. Quelle meilleure façon de désigner une région métropolitaine que d'utiliser un quadrillage de 1000 mètres du système Mercator universel? Les points d'angle de la région métropolitaine de Chicoutimi pourraient être désignés comme suit, dans un sens horaire commençant au sud-est, (320,630), (320,690), (510,690), (510,630).

Cette zone comprend tous les centres urbains construits ainsi qu'un certain espace pour l'expansion. Si le développement en bordure se présente encore, il n'y a qu'à élargir les limites à (310,620), (310,700), (520,700), (520,620) et un contrôle est exercé une fois de plus. La capacité d'élargir automatiquement la région métropolitaine relèverait du comté ou du gouvernement provincial.

Même la représentation régionale peut être déterminée d'une manière équitable à partir de la densité de la population dans diverses portions du système de quadrillage. Un tel système permettrait une manipulation facile des chiffres du recensement, améliorant ainsi grandement les méthodes de recensement de la croissance de la population et, en plus, fournirait un excellent moyen d'établir des limites électorales.

Il devrait être possible d'obtenir un accord avec respect à la représentation au conseil régional de sorte que chaque municipalité existante soit adéquatement représentée. Ensuite, avec le transfert des fonctions de planification et d'administration au gouvernement métropolitain, le besoin des gouvernements locaux disparaîtrait. Chicoutimi étant déjà le siège du comté, l'administration et la planification de tout le comté sont assurées.

Il semblerait ici, dans la vallée du Saguenay, qu'il existe une occasion unique d'amorcer un gouvernement

régional sur une grande échelle pour agir en fonction d'étude-pilote pour toute forme subéquente de gouvernement régional dans la province de Québec et il va sans dire, pour le reste du Canada.

cpac cross-canada review:

NATIONAL

National councillors representing all nine CPAC provincial divisions dealt with a heavy agenda at their semi-annual meeting in Ottawa February 25th and 26th, preceded by a one-day meeting of the National Council's executive committee. National President Dr. Harold Baker of Saskatoon chaired all sessions.

Several current projects of the Association received detailed consideration and future action was decided upon. These included programs for the possible introduction of community planning material into high school curricula, CPAC's attitude towards outdoor advertising, a national policy regarding the use of "open space" and methods of improving the Association's image across the country.

Dr. F. Gerald Ridge of Toronto, chairman of the planning education committee, reported that several schools are already keenly interested in this subject, proven by the increasing number of requests to National Office from individual teachers for literature. Three committee recommendations were adopted:

- (a) A national council member will discuss personally with the director of curriculum in his province the introduction of a planning course or the enrichment of an existing course at the high school level, explain the objectives of CPAC and how the Association might assist in developing such a course;
- (b) Each branch and division will be requested to prepare a list of lay, technical and professional personnel willing to assist teachers with local planning discussions;
- (c) A number of teachers and students resident in the area will be invited to attend CPAC Planning Conference sessions without having to pay a registration fee.

Mr. Jacques Simard of Montreal submitted a personal report on the subject of outdoor advertising. During his research, Mr. Simard found widespread public interest in and growing resentment towards the indiscriminate use of signs. Council agreed that CPAC should take a definite stand on

this matter and appointed a four-member committee, under Mr. Simard's chairmanship, to draw up specific proposals for Association action.

A report advocating the establishment of a national program for the preservation of open space, prepared by Mr. Tom McDonald of Vancouver, was presented (in his absence due to illness) by Mr. William Lane. Council appointed a five-man committee to draw up for its September meeting detailed reasons for a dominion-provincial conference on this proposal before recommending the calling of same.

The story board for a 20-minute film on community planning was discussed with its author, Mr. David Millar of the National Film Board. CMHC has provided money for the preparation of this script and, if the Corporation approves the final version, will consider financing the actual production. It is anticipated shooting may be done this summer—providing for the first time such a visual aid, specifically dealing with the processes of planning a small Canadian community.

Preliminary programs for the Association's two Regional Planning Conferences to be held this fall in Fredericton, N.B., and Regina, Sask., were presented by Major-General M. L. Brennan, national director. Council approved their orientation to the four Atlantic and four western provinces, respectively, and decided advance publicity for both conferences would be distributed to Ontario and Quebec divisions.

Council decided to publish a booklet "The Citizen's Role in Community Planning", by Mr. S. Pickett, from Association funds as no outside sponsor had been found. It will be printed later this year as a special issue of the COMMUNITY PLANNING REVIEW. An editorial policy setting forth the REVIEW's aims and objects was approved.

Of special interest to full-time CPAC staff was the Council's decision to adopt a pension plan for employees, explained at the meeting by Mr. A. Froom, pension consultant. Despite the unavailability of funds from CMHC for this purpose, the plan (which is similar to the one for federal civil ser-

vants) will be implemented immediately and the employer's portion of past-service and 1966 premiums paid for by the Association.

BRITISH COLUMBIA

A "surprising number" of municipalities in booming B.C. are having comprehensive development plans prepared or studied this spring, reported the February issue of "Community Planning in B.C." This quarterly publication of CPAC's west coast division appeared in sprightly new tabloid format, chuck full of interesting news and comments on provincial planning matters. It featured an article on B.C.'s new regional district legislation.

The B.C. division sponsored a two-day planning conference in Vancouver Feb. 17-18, taking as its theme "The Challenge of Growth". Specific challenges examined in detail included those of leisure, local government, regional problems, renewal, reaching the people, transportation and old planning tools.

Regional conferences in Prince George and one other interior B.C. centre are being planned for later this year. Vancouver and Victoria branches are both actively engaged in local projects; it is hoped that other branches will be formed as the B.C. division makes a determined effort to expand its operations in 1966.

ALBERTA

Urban renewal seminars in Calgary and Edmonton, sponsored by CPAC branches in those cities this year, and last fall's regional community improvement workshops in four Alberta centers have strengthened sustaining membership in the Association.

The Alberta Division supplied speakers and helped local Chambers of Commerce and Boards of Trade organize the enthusiastically-received workshops in Olds, Claresholm, Lacombe and Whitecourt.

SASKATCHEWAN

In co-operation with local authorities, CPAC's Saskatchewan Division has sponsored a series of one-day seminars in several provincial centres during the first quarter of 1966. Emphasis has been on citizen participa-

tion in community improvement programs.

Following a January meeting in Moose Jaw, similar gatherings were held in Kindersley, Melville, Carn-duff, Prince Albert and Carrot River during February and March. In each case, representatives from surrounding communities were invited to attend and join in the discussions. Regina Branch members helped organize each of the seminars.

The Saskatchewan executive reports preliminary arrangements for the Western Regional Planning Conference in Regina October 23-26 are well in hand.

MANITOBA

"Focus on Downtown" was the theme of a two-day January conference of the Manitoba Division, attended by 142 registered delegates in Winnipeg. Press coverage and individual reactions indicate this was one of the most successful CPAC meetings ever held in the province.

The conference was concrete evidence of the Association's recent revitalization in Manitoba. During 1965 the Western Manitoba Branch was formed in Brandon, encompassing several surrounding towns and municipalities. It is hoped that a branch will form this year in Selkirk. The Metropolitan Winnipeg Branch holds regular meetings for public discussion of current planning topics.

Last fall the Manitoba Division co-operated with the CBC and the University of Manitoba's Extension Department in presenting a series of eight television programs entitled "Metropolis — Creator or Destroyer."

ONTARIO

More than 400 delegates, representing 97 municipalities in Ontario, registered for the three-day Provincial Planning Conference in Toronto last November.

The theme, "How Regional Planning and Regional Government Would Affect Your Community", was well chosen and closely followed throughout. After various aspects of the theme were introduced by a team of distinguished speakers, delegates were allowed maximum audience participation.

There are now seven branches actively functioning in the Ontario Division. They include Belleville, Lakehead, London Area, National Capital Region (Ottawa), Oakville, Waterloo-Wellington and Toronto Region.

The latter branch formed a special committee to study the controversial Goldenberg Report on Toronto Metropolitan government last fall. Its digest of the report, circulated to branch members and other interested groups, aroused such keen response that a brief on the subject has been presented by the Toronto Region Branch to the Minister of Municipal Affairs.

QUEBEC

Le Congrès de la Division de Québec pour l'année 1966 sera tenu à Val d'Or et environs les 22-25 juin. M. J. A. Chouinard, Conseiller de l'A.C.U., Division de la Province de Québec et gérant de la ville de Val d'Or, est chargé de former un Comité d'organisation du Congrès.

Un festival international de deux jours, de films sur l'urbanisme et le logement a été tenu à Trois-Rivières, Québec en novembre dernier. La présentation, à laquelle assistaient 277 invités payants, était sous les auspices conjoints de la Division de Québec de l'ACU, de la Fédération Québécoise d'Urbanisme, de la Section du St-Maurice et de la cité de Trois-Rivières. Environ 10 pays ont participé au festival, qui s'est déroulé sous la direction de monsieur Charles Carlier de Trois-Rivières.

NEW BRUNSWICK

CPAC's newest division, whose executive is already hard at work preparing to host the Eastern Regional Planning Conference September 11-14 in Fredericton, forecasts 1966 will be a big year for the Association in N.B.

With an active branch already functioning in the Capital Area, it is expected a St. John Area branch will be

established this spring and plans are going forward for the creation of a Bathurst-Dalhousie regional branch.

NOVA SCOTIA

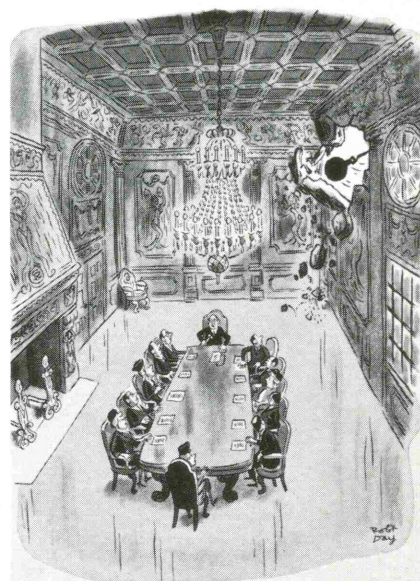
One of the first projects of the newly-formed Cape Breton Branch was a very successful one-day seminar held in Sydney, N.S., last October. Approximately 60 prominent citizens from Sydney and six surrounding municipalities participated.

In Dartmouth, the local CPAC branch has sponsored two public meetings to discuss the Dartmouth Master Plan, which has now been approved in principle.

The Nova Scotia Division is currently working on the establishment of a branch in Windsor, which along with the Halifax Branch, would bring the total in that province to four.

NEWFOUNDLAND

Several meetings have been held in St. John's during recent months and the division's bi-monthly publication continues to go to upwards of 500 citizens in Newfoundland. An attempt to re-activate the branch in Cornerbrook has not been successful.



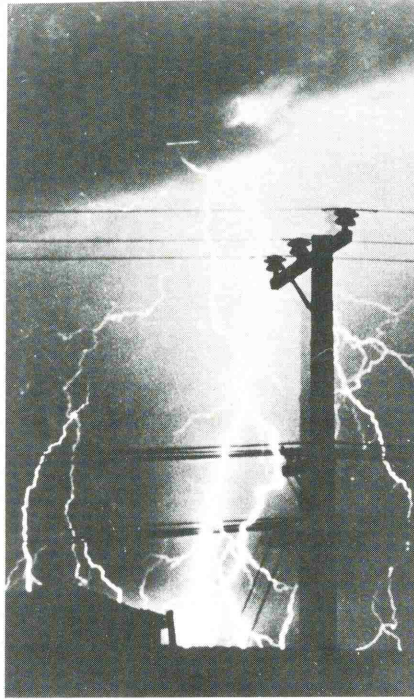
"And now I guess this meeting of the Save Our National Landmarks Committee stands adjourned."

Drawing by Robt. Day
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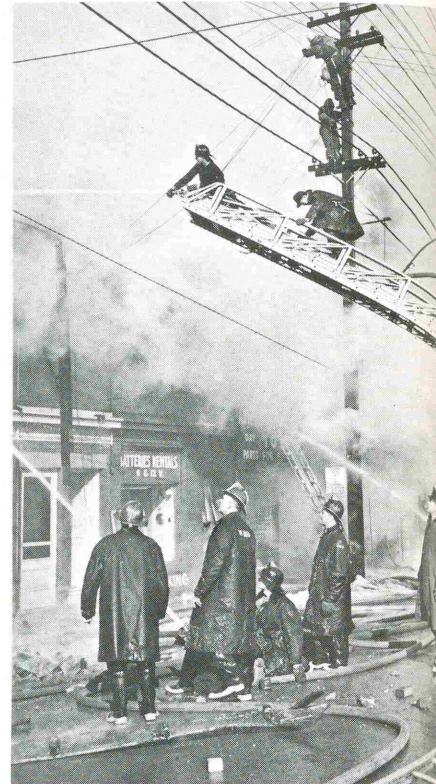
THE TREND IS TO UNDERGROUND ...



WINDSTORM DAMAGE



ELECTRICAL STORMS



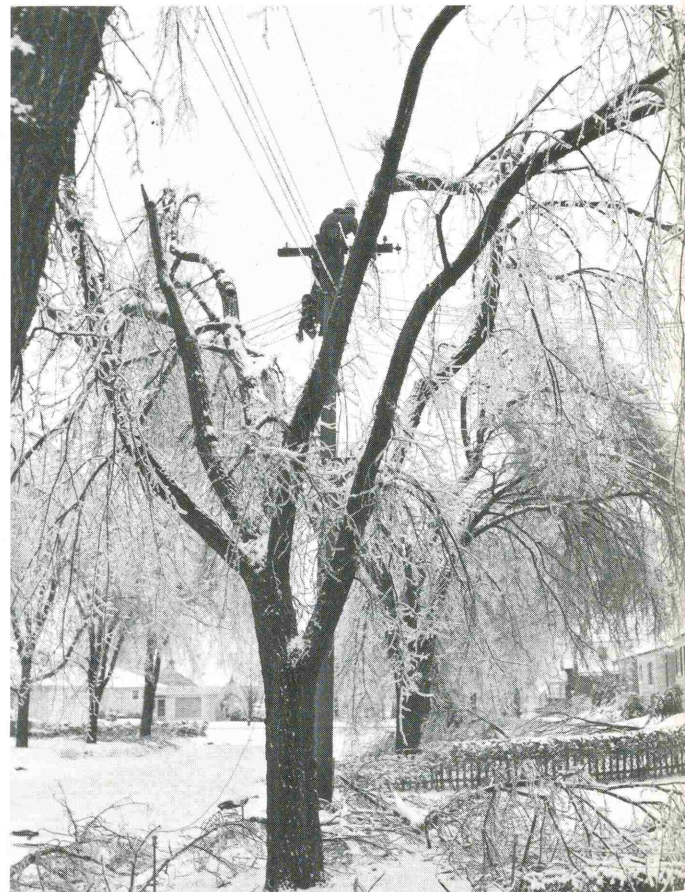
FIRE-FIGHTING HAZARDS

...for these reasons

TRAFFIC ACCIDENTS



ICE STORMS



WHY ARE electrical and telephone distribution systems going underground? Both for financial reasons such as decreasing installation and maintenance costs and increasing property values, and for the more human reasons of safety, reliability and appearance, concludes the Canadian Copper and Brass Development Association.

Recently, an independent nationwide survey found the Canadian trend toward underground installation in residential areas to be as follows:

None	16%
Slight	36%
Moderate	26%
Heavy	11%
Complete	11%

Looking at each region independently, the study group reported that:

THE EAST COAST has very little underground development to show at present. However, it is interesting to note that at least two utilities out of every three are now becoming interested in underground distribution and are studying the possibility of at least partial underground services.

QUEBEC, with the exception of the major cities and surrounding area, is only now starting to consider underground distribution in residential areas. The major centres have had underground systems in operation for many years, and it is anticipated that this practice will spread to the urban areas very rapidly.

ONTARIO leads the country in the number of communities where underground systems are mandatory. The majority of all new subdivisions are having underground wiring installed. The survey indicates that only 10% of the areas in Ontario have not done any underground work, while 60 and 70% have a slight to moderate trend toward underground installations, and between 20 and 30% show a heavy or complete trend.

THE PRAIRIES have a great many underground installations, and in

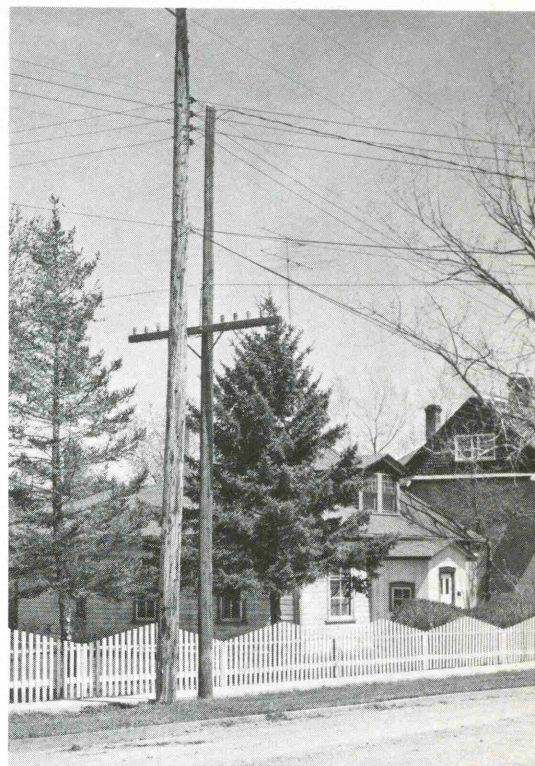
Manitoba, Saskatchewan and Alberta, many areas now specify that all future installations must be underground. The results of the survey indicate that the Prairies are ahead of the country as a whole in underground residential distribution, approximately 50% having a moderate trend and 50% a heavy to complete trend.

BRITISH COLUMBIA has a number of communities with underground systems. In general however, development in this area is just beginning.

The strong downward trend of installation costs has been brought about by several new developments, the more important of which are:

- adoption of the single "joint use" trench by the Electrical Utility, the Telephone Company, and the Community TV System, which has decreased the costly duplication of trenches.
- development of new installation equipment permitting savings in both time and manpower.
- modern economical cable design utilizing the latest developments in construction and materials.
- introduction of inexpensive and attractively designed pad-mounted transformers, terminal pedestals and lighting standards.
- amortization of capital costs over a much longer period, made possible by the longer operational life of the underground system.

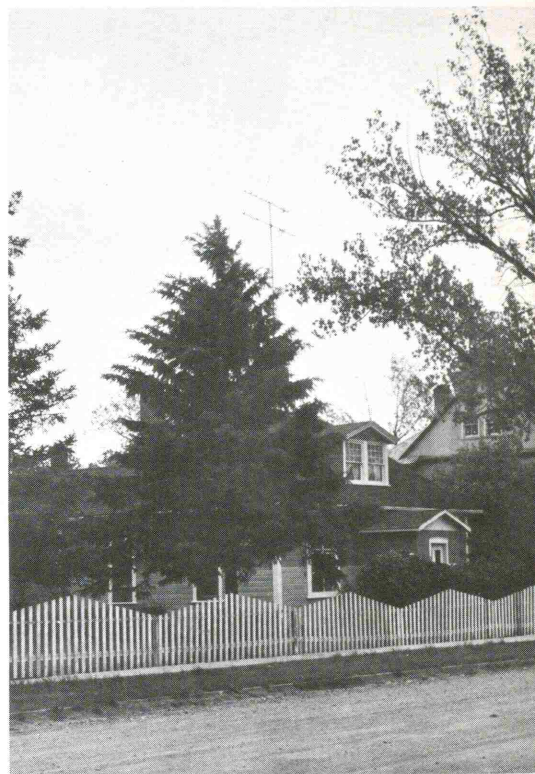
In general, the number of outages or interruptions on underground systems is fewer than for overhead systems. This is mainly because the circuit is out of the way of traffic, trees and lightning. Furthermore, this number is being consistently reduced by better planning, closer co-operation between utilities, improved co-ordination of installation work, and better record-keeping of the location of different services, with this information being freely available to all other utilities and to consumers.



OVERHEAD . . .

Photos: Canadian Copper and Brass Development Association

. . . NOW UNDERGROUND



An End to Land Speculation: British Style

by
R. W. G. BRYANT

Assistant Professor and Director of Research,
School of Town Planning, University of Montreal.

THE LATEST British White Paper¹ on land, tabled in Parliament on September 22nd, 1965, ought to be carefully studied right here in Canada, too. It is a very clear little document, concealing behind its innocent title a proposed major revolution in land policy. It is so important that a brief run-down of its genesis and its directions may be useful. After all, our homegrown Blimps have already been heard to condemn this wicked socialist plot — without sufficient knowledge of the background and the difficulties.

In essence, the White Paper simply follows the broad principles set out in the Uthwatt Report of 1942. Those who cry "socialism" should take note that both the Uthwatt Report, and the White Paper of 1944 on the control of land use, were produced under the aegis of the wartime coalition government in Britain.

People tend to work up a head of emotional steam about land, whether they are for or against existing arrangements. For my money, the best statement of fundamentals was made by that famous bolshevik Winston Churchill. He said in a speech at Edinburgh, before the First World War: "Land monopoly is not the only monopoly, but it is by far the greatest of monopolies . . . Unearned increments in land are not the only form of unearned or undeserved profit, but . . . they are derived from processes which are not merely not beneficial, but positively detrimental to the general public." And there was much more in the same vein.

¹"The Land Commission", Cmnd 2771, H.M.S.O., September 1965.

Politique Foncière d'Angleterre

par
R. W. G. BRYANT

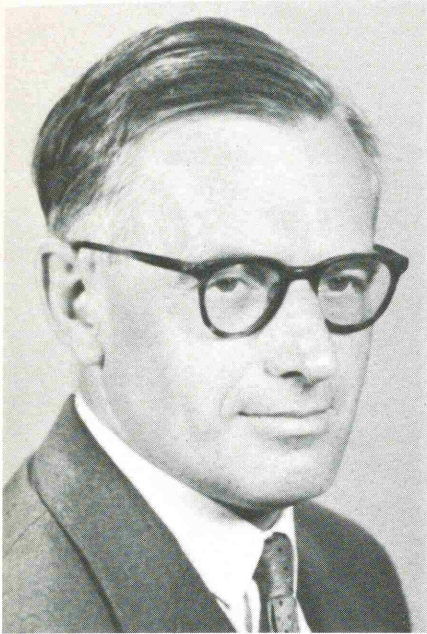
Professeur adjoint et Directeur des recherches,
Institut d'Urbanisme, Université de Montréal.

LE DERNIER papier blanc¹ britannique sur le terrain, déposé au Parlement le 22 septembre, 1965, devrait être étudié avec soin ici même au Canada. C'est un court document très clair, cachant sous son titre innocent un projet de grande révolution en matière de politique foncière. Il est tellement important qu'une brève étude de sa genèse et toutes ses directives peuvent être utiles. Après tout, nos propres observateurs se sont déjà exprimés pour condamner cette vilaine machination socialiste — sans connaissance suffisante de ses antécédents et des difficultés qui les ont accompagnés.

En essence, le papier blanc suit tout simplement les grands principes établis dans le rapport Uthwatt de 1942. Ceux qui crient "socialisme" devraient noter que le rapport Uthwatt et le papier blanc de 1944 sur la régie de l'emploi du terrain furent produits sous l'égide du gouvernement de coalition de temps de guerre en Grande-Bretagne.

Les gens tendent à s'emporter émotivement au sujet du terrain, qu'ils soient pour ou contre les arrangements existants. En ce qui me concerne, la meilleure déclaration de principes fondamentaux fut faite par l'illustre bolchévique Winston Churchill. Il a dit dans un discours à Edinburgh, avant la première guerre mondiale: "Le monopole du terrain n'est pas le seul monopole, mais d'autre part, c'est le plus grand des monopoles . . . Les augmentations non-gagnées dans le terrain ne sont pas les seules formes de bénéfice non-gagné ou non-mérité,

¹"The Land Commission", Cmnd 2771, H.M.S.O., September 1965.



Professor Bryant holds degrees in geography and economics from the University of Aberdeen, Scotland, in geography from the London School of Economics, and in town planning from the University of Manchester. He worked as a planner in the U.K. until coming to Canada in 1960. Since writing this article, he has been appointed associate professor in geography at Sir George Williams University in Montreal.

All this is equally true for Canada. Nothing much was done about it in the "locust years" in Britain between the two world wars. During the suburban building boom of the 1930's, the increasing inadequacy of the arrangements relating to land, land use, and control of development (note how neatly one can avoid using the word "planning") became more and more evident.

One result was the appointment of the Expert Committee on Compensation and Betterment under the chairmanship of Mr. Justice Uthwatt. Its terms of reference were to study:

- a) The payment of compensation and the recovery of "betterment" in relation to public control of land use;
- b) The possible means of stabilising the value of land to be developed or re-developed;
- c) An equitable basis for the acquisition or expropriation.

The Uthwatt Report was a masterly document and tackled these problems on a radical basis, without flim-flam. It came out quite flat-footed and said:

(i) Local authorities should be armed with far wider expropriation powers, not only for specific public purposes such as schools and highways, but also to ensure that land would be properly developed and in accordance with a town plan. They should be enabled to acquire and develop land themselves if private developers couldn't or wouldn't. All land acquired by local authorities should remain in public ownership, with long-term building leases for private developers.

(ii) All unbuilt-on land on the urban fringes should be subject to a "development rights" scheme, with

mais . . . ils découlent de procédés qui ne sont pas seulement non-bénéfiques mais positivement détrimentaires au public en général." Et il y en avait encore plus dans le même esprit.

Tout ceci est également vrai pour le Canada. Rien d'important n'a été fait à ce sujet au cours des "années maigres" en Grande Bretagne, en're les deux guerres mondiales. Au cours du boom de construction suburbaine de la décennie de 1930, l'insuffisance croissante des arrangements en ce qui concerne le terrain, l'emploi du terrain et la régie du développement (remarquez avec quelle finesse il est possible d'éviter l'emploi du mot "planification") devint de plus en plus évidente.

Un résultat fut la nomination du comité d'expertise sur la compensation et l'amélioration sous la présidence de monsieur le Juge Uthwatt. Ses attributions consistaient à l'étude de ce qui suit:

- a) Le paiement d'une compensation et le recouvrement de la plus-value en rapport avec la régie publique de l'emploi du terrain;
- b) Les moyens possibles de stabiliser la valeur du terrain à être développé ou redéveloppé;
- c) Une base équitable d'acquisition ou d'expropriation.

Le rapport Uthwatt était un document magistral et s'attaquait à ces problèmes radicalement, sans tergiversation. Il fut publié de plain-pied et déclarait ce qui suit:

(i) Les autorités locales devraient être armées de beaucoup plus de pouvoirs d'expropriation non seulement à des fins publiques spécifiques telles que les écoles et les grandes routes mais aussi pour assurer que le terrain serait convenablement développé et conformément à un plan de ville. Elles devraient avoir le pouvoir d'acquérir et de développer le terrain elles-mêmes, advenant que les entrepreneurs particuliers en développement ne le pourraient pas ou ne le feraient pas. Tout le terrain acquis par les autorités locales devrait rester propriété publique et loué moyennant des baux de construction à long terme pour les entrepreneurs particuliers en développement.

(ii) Tout le terrain non construit en banlieue urbaine devrait être l'objet d'un programme de "droits de développement", puis acquis comme propriété publique lorsque le temps est venu de le développer. L'autorité publique développerait alors le terrain elle-même ou le louerait à bail à des entrepreneurs particuliers en développement. Ainsi, les valeurs de développement deviendraient propriété publique. Une valeur globale serait établie sur les droits de développement dans tout le pays et une compensation serait accordée aux propriétaires de terrain.

(iii) Dans les secteurs urbains, tout le terrain serait ré-évalué à chaque 5 ans et un prélèvement serait fait au chiffre de 5 p. 100 de toute augmentation de valeur au cours de chaque 5 ans.

public acquisition when the time came for it to be developed. The public authority would then either develop the land itself, or lease it to private developers. Thus, the development values would become public property. A global value would be set on development rights over the whole country and landowners compensated for it.

(iii) In urban areas, all land would be re-valued every five years, and a levy made of 75% of any increase in value over each quinquennium.

The Committee suggested that it would be simpler and more logical for all land to be taken into public ownership, but thought that this would be too controversial. But even so solid a journal as the "Economist" (March 18, 1944) thought this the real answer.

To cut short a long and involved story, the Uthwatt proposals as such were modified out of recognition in the subsequent White Paper of 1944 and the resulting Town and Country Planning Act of 1947. But the Act retained the basic Uthwatt principle, namely, that values in land due to the prospect of development, as distinct from "existing use" value, are the property of the community, not of private individuals. It followed that local planning authorities would be able to say "yes" here, and "no" on adjacent land, in accordance with town plans, without having to worry about financial consequences either to themselves or the landowners. And how else can land-use planning be truly effective? The Act set up elaborate machinery including the levy of a development charge, assessment of claims for compensation out of a global £300 million fund, and so on.

The details are of purely historic or technical interest, because the machine never had a proper chance to get going. In spite of the bi-partisan approach of the formative wartime years, the Conservatives disliked this part of the 1947 Act intensely. The machinery was first sabotaged and then dismantled in 1953-54. I think that this was one of the silliest things any British government ever did. As the late Hugh Dalton said in Parliament at the time, "This would be a speculators' charter." He was dead right.

Since then, the land market in Britain has taken on an "Alice in Wonderland" quality. The 1954 Act created a two-price system — land compulsorily acquired by public authorities was paid for on the previous formula, i.e. not counting development value, whereas on the open market the sky was the limit. This was so clearly grotesque that in 1959 the Government restored a "market value" basis for expropriation. Since then, with the intense pressure on land round the great cities, prices have spiralled upwards, so much so that the public has been growing increasingly restive. Untold sums have gone into private pockets that would have gone to the Government under the 1947 arrangements. Proper control of land use has become increasingly difficult, where a "planning permission" may mean a small fortune, and the loss of one.

Le Comité a suggéré qu'il serait plus simple et plus logique pour que tout le terrain devienne propriété publique mais a songé que cela amènerait trop de controverse. Mais même un journal aussi solide que le "Economist" (le 18 mars 1944) pensait que c'était là la vraie réponse.

Sommairement, les propositions Uthwatt comme telles furent modifiées au point qu'il fut impossible de les reconnaître dans un papier blanc subséquent de 1944 "Town and Country Planning Act de 1947". Mais la Loi a retenu le principe de base Uthwatt, savoir, que les valeurs de terrain en raison d'une perspective de développement par opposition à la valeur en "emploi existant" sont la propriété de la communauté et non de particuliers. Il s'ensuit que les autorités locales de planification seraient en mesure de dire oui ici et non pour un terrain adjacent, conformément aux plans de la ville sans avoir à s'inquiéter au sujet des conséquences financières soit pour elles-mêmes ou pour les propriétaires fonciers. Comment une planification d'emploi de terrain pourrait-elle être réellement efficace autrement? La Loi établit une machinerie élaborée y compris le prélèvement de frais de développement, l'évaluation d'une réclamation en compensation à même le fonds global de 300 millions de livres et ainsi de suite.

Les détails sont purement d'un intérêt historique ou technique parce que la machine n'a jamais eu d'occasion appropriée d'être mise en marche. En dépit de cette approche bi-partisane des années de guerre formatives, les conservateurs détestaient cette partie de la Loi de 1947. La machinerie fut tout d'abord sabotée puis démantibulée en 1953-54. Je crois que c'était là l'une des choses le plus stupide que tout gouvernement britannique n'a jamais faite. Comme feu Hugh Dalton disait au Parlement à cette occasion, "Ce serait là une charte de spéculateurs". Il avait tout à fait raison.

Depuis lors, le marché de terrain en Grande Bretagne a pris les proportions d'une "Alice au pays des merveilles". La Loi de 1954 créait un système à deux prix — le terrain acquis obligatoirement par les autorités publiques était payé suivant la formule précédente, i.e. sans compter la valeur de développement alors que sur le marché ouvert, il n'avait pas de limite. Ceci était si évidemment grotesque qu'en 1959, le gouvernement restaurait le principe de la "valeur marchande" en ce qui concerne l'expropriation. Depuis lors, à la suite de la pression intense pour l'acquisition de terrain autour des grandes cités, les prix ont subi l'effet de la spirale à la hausse de telle sorte que le public est devenu de plus en plus indocile. Des sommes impensables ont passé dans les goussets particuliers qui autrement auraient été en possession du gouvernement conformément aux arrangements de 1947. Il est devenu de plus en plus difficile d'établir une régie appropriée de l'emploi du terrain où une "permission de planification" peut représenter une petite fortune, ainsi que le refus de cette permission.

In fact, the situation now is so far out-of-hand that all sides of Parliament (except perhaps the "far right wing") are generally agreed something must be done about it. The White Paper sets out the Wilson Government's proposals (see pg. 26).

It has two main objectives: firstly, to ensure that the right land is available for development at the right time; secondly, that substantial part of the development values created by the community returns to the community. A "Land Commission" is to be established (as suggested in 1942 by the Uthwatt Committee) to acquire land, by expropriation if necessary. The price will cover existing use value, any contingent loss to the owner, and a proportion of the development value (to encourage willing sale). To avoid a two-price system, land changing hands on the market will be subject to a levy of 40%, rising fairly quickly to 50% on the development value.

It remains to be seen whether this plan will fare any better than the 1947 proposals did. The White Paper will have been given a thorough going-over by professional and other organisations before things go further. But it represents the fruit of much solid thinking and discussion that has been going on for some time in response to the chaos produced by the abandonment of the 1947 scheme. It is not mere doctrinaire radicalism, but a serious attempt to find a fundamental solution to an exceeding knotty problem.

We in North America have as yet hardly begun to face it, although the evil consequences of regarding land simply as merchandise are evident on the face of every city on this continent. In a society with a just appreciation of the relation between private rights and the public interest, land speculation or profiteering would be regarded as no more moral than, say, white slaving.

**Some Pertinent Excerpts from the
British White Paper are presented
on page 26.**

En fait, la situation est tellement hors de toute atteinte en ce moment que tous les partis du Parlement ont généralement convenu qu'il faille faire quelque chose à ce sujet. Le papier blanc établit les propositions du gouvernement Wilson (voir annotation pg. 26).

Il contient deux objectifs principaux; premièrement d'assurer que le terrain approprié est disponible pour être développé au bon moment; en second lieu, il assure qu'une part considérable des valeurs de développement créées par la communauté revienne à la communauté. Une Commission foncière (Land Commission) doit être établie (tel qu'il fut suggéré en 1942 par le Comité Uthwatt) en vue de faire l'acquisition de terrains par le truchement d'une expropriation au besoin. Le prix portera sur la valeur d'emploi existant, toute perte contingente pour le propriétaire et une proportion de la valeur de développement (pour encourager une vente spontanée). Pour éviter un système à deux prix, le terrain qui change de mains sur le marché sera assujéti à un prélèvement de 40 p. 100, augmentant assez rapidement à 50 p. 100 de la valeur de développement.

Reste à voir si ce plan sera mieux reçu que les propositions de 1947. Le papier blanc aura été sérieusement étudié par les organismes professionnels et autres avant tout autre développement. Mais il représente le fruit d'une pensée solide et de discussions qui ont cours depuis déjà quelques temps en réponse au bouleversement produit par l'abandon du programme de 1947. Il ne s'agit pas là simplement d'un radicalisme doctrinaire mais d'une tentative sérieuse de trouver une solution fondamentale à un problème excessivement complexe.

Nous, en Amérique du Nord, avons commencé à peine à l'apercevoir bien que les conséquences malheureuses de considérer le terrain tout simplement comme une denrée sont évidentes dans chaque cité de notre continent. Dans une société qui apprécie à juste titre le rapport entre les droits privés et l'intérêt public, la spéculation foncière ou le mercantilisme ne serait pas considéré plus moral que, disons, l'esclavage blanc.

Voir page 27 pour quelques extraits pertinents d'un papier blanc "The Land Commission", présentés par le Ministre des terres et des ressources naturelles et le Secrétaire d'Etat de l'Ecosse auprès du gouvernement britannique, sur l'ordre de sa Majesté, le 22 septembre, 1965. Reproduits sur permission gracieuse du Contrôleur de sa Majesté (Stationery Office), Londres, Angleterre.

Some Pertinent Excerpts from "The Land Commission" White Paper, presented by the Minister of Land and Natural Resources and the Secretary of State for Scotland to the British Parliament by Command of Her Majesty, September 22, 1965. Reproduced by kind permission of the Controller of Her Majesty's Stationery Office, London, England.

THE OBJECTIVES

In the Government's view it is wrong that planning decisions which are public decisions about land use should so often result in the realising of unearned increments by the owners of the land to which they apply, and that desirable development should be frustrated by owners withholding their land in the hope of higher prices. The two main objectives of the Government's land policy are, therefore:—

- (1) to secure that the right land is available at the right time for the implementation of national, regional and local plans;
- (2) to secure that a substantial part of the development value created by the community returns to the community and that the burden of the cost of land for essential purposes is reduced.

THE SOLUTION

The Government intends, very shortly, to introduce a Bill designed to achieve these objectives by establishing a Land Commission which, in line with the recommendations of the Uthwatt Committee, will have widespread powers to acquire land compulsorily. The Commission will do so on a basis which will give the owner the value of the land for its current use and an amount sufficient to cover any of his contingent losses plus a further amount — a part of the value arising from the prospects of development — to encourage the willing sale of land for development. The Bill will apply to Scotland as well as England and Wales and will include any adaptations made necessary by the different Scottish system of land tenure and conveyancing. These adaptations are not expected to be long or complex.

The Government recognises that it would be administratively impracticable for the Land Commission to buy all land needed for development at the start of their operations. But, if they are buying land for development at current use value plus a part of the development value while other land is changing hands on an unrestricted basis; there will be a two-price system as under the 1954 Act. To avoid this the Bill will provide for a levy at a uniform rate on development value when it is realised by transactions in land and also, to the extent that development value has not been realised in a previous transaction, when it is realised by the actual development of land. The levy will be collected by the Commission and paid into the Exchequer.

The levy will be comprehensive; it will apply to development value realised in sales of land to local and other public authorities under compulsory purchase powers or by agreement as well as in private transac-

tions. The Land Commission themselves, when buying land, will collect the levy by deducting it from the price they pay, so that the net payment made to the owner will in effect be the current use value of the land plus a part of its development value. Subject to this, the market value basis of compensation for compulsory purchase at present in existence will continue unchanged for the Commission as well as for other public authorities. A landowner will thus realise the same net amount from the sale of his land whether he is selling to the Land Commission, to another public authority, or to a private purchaser.

THE COMMISSION

The Land Commission will comprise a chairman and not more than eight other members, appointed jointly by the Minister of Land and Natural Resources and the Secretary of State for Scotland ("the Ministers"). One member will be appointed after consultation with the Secretary of State for Wales. The Commission will operate throughout Great Britain through offices in Scotland, Wales and the regions in England.

Although the Commission will have a considerable degree of independence, they will be subject to policy directions by the Ministers and they will, of course, operate entirely within the framework of the proposed Act and the regulations made under the Act.

ASSISTANCE TO LOCAL AUTHORITIES

The Government intends that its proposals for a levy on development value described in this Paper will be complemented by arrangements under which local authorities will benefit financially from the operations of the Commission. It would, however, be impracticable and inequitable to relate this assistance directly to the levy arising on conveyances of land purchased by each local authority, since the benefit could vary between local authorities in an arbitrary fashion. Without prejudice to the discussions which are to take place during the current review of local government finance it is the intention of the Government to ensure that the gain to the Exchequer from the operations of the Land Commission will in one way or another be reflected in the new arrangements under which local authorities will receive financial assistance from the Government.

SUMMARY

The Government thus intends to achieve its objectives by a flexible system which, combining a levy with the other operations of the Commission, will both provide an effective and fair solution to the problem of betterment and ensure a sufficient and orderly supply of land for development.

LES OBJECTIFS

A l'opinion du gouvernement, il est mal que les décisions de planification qui sont des décisions publiques au sujet de l'emploi du terrain devraient si souvent résulter en la réalisation d'augmentations non-gagnées par les propriétaires de terrain auxquels elles s'appliquent et qu'un développement désirable devrait subir des difficultés en raison de propriétaires qui retiennent leur terrain dans l'espoir d'obtenir des prix plus élevés. Les deux principaux objectifs politiques fonciers du gouvernement sont les suivants:—

- (1) Etablir que le terrain approprié est disponible au bon moment pour la mise en oeuvre de plans nationaux, régionaux et locaux;
- (2) Etablir qu'une partie considérable de la valeur de développement créée par la communauté retourne à la communauté et que le fardeau du coût du terrain à des fins essentielles soit réduit.

LA SOLUTION

Le gouvernement projette, sous peu, d'introduire un projet de Loi conçu pour réaliser ces objectifs par l'établissement d'une Commission foncière (Land Commission) qui, en accord avec les recommandations du comité Uthwatt, aura les pouvoirs étendus de faire l'acquisition obligatoire du terrain. La Commission réalisera cela suivant le principe de base qui accordera au propriétaire la valeur du terrain suivant son emploi courant en plus d'un montant suffisant pour payer toutes ses pertes contingentes, en plus d'un autre montant — une partie de la valeur découlant du projet de développement — afin d'encourager la vente volontaire de terrain pour le développement. Le projet de loi s'appliquera à l'Ecosse aussi bien qu'à l'Angleterre et au pays de Galles et comprendra toutes adaptations rendues nécessaires par le système différent de tenure et de transport de terrain en Ecosse. On ne s'attend pas que ces adaptations soient longues ni complexes.

Le gouvernement réalise qu'il serait impraticable du point de vue administratif que la Commission foncière achète tout le terrain requis pour le développement, au début de ses opérations. Mais si la Commission achète du terrain pour être développé, à la valeur de l'emploi courant plus une partie de la valeur de développement alors que d'autres terrains changent de mains sans restriction, il en découle un système de deux prix comme aux termes de la Loi de 1954. Pour éviter cela, le projet de Loi arrêtera des dispositions prévoyant une contribution à un taux uniforme sur la valeur de développement lorsqu'elle est réalisée par transactions de terrain et aussi dans la mesure où la valeur de développement n'a pas été réalisée dans une transaction antérieure, lorsqu'elle est réalisée par le développement réel du terrain. La contribution sera perçue par la Commission et payée à la Trésorerie.

La contribution portera sur tout; elle s'appliquera à la valeur de développement réalisée à la vente du

terrain aux autorités locales et autres autorités publiques en vertu du pouvoir d'achat obligatoire ou par contrat, aussi bien que dans les transactions particulières. La Commission foncière elle-même, lorsqu'elle achète du terrain percevra la contribution en la déduisant du prix qu'elle payera, de sorte que le paiement net fait au propriétaire représente en fait, la valeur d'emploi courant du terrain, plus une partie de sa valeur de développement. Sous réserve de cela, la base de la valeur marchande de compensation dans le cas d'un achat obligatoire présentement en vigueur, restera inchangée pour la Commission aussi bien que pour les autorités publiques. Un propriétaire foncier réalisera ainsi le même montant net par la vente de son terrain, qu'il vende à la Commission foncière, à une autre autorité publique ou à un acheteur particulier.

LA COMMISSION

La Commission foncière (Land Commission) comprendra un président et au plus huit autres membres nommés conjointement par le Ministre des terres et des ressources naturelles et le Secrétaire d'Etat de l'Ecosse ("les Ministres"). Un membre sera nommé après consultation avec le Secrétaire d'Etat du pays de Galles. La Commission sera opérante partout en Grande-Bretagne par l'entremise de bureaux en Ecosse, au pays de Galles ou dans les régions d'Angleterre.

Même si la Commission aura énormément d'indépendance, elle sera assujettie à des directives de politique émises par les ministres et elle agira entièrement, il va sans dire, dans les cadres de la loi projetée et des règlements arrêtés en vertu de la loi.

AIDE AUX AUTORITES LOCALES

Le gouvernement projette que ses propositions de prélèvement sur la valeur de développement décrites dans le présent papier, seront supplémentées par des ententes en vertu desquelles les autorités locales bénéficieront financièrement de l'activité de la Commission. Il serait toutefois impraticable et inéquitable de raccorder cette aide directement au prélèvement découlant du transport du terrain acheté par chaque autorité locale, étant donné que le profit pourrait varier d'une autorité locale à une autre, d'une façon arbitraire. Sans préjudice aux discussions qui devront prendre place au cours de l'examen courant de la finance du gouvernement local, le gouvernement a l'intention de s'assurer que le gain à la Trésorerie de par les opérations de la Commission foncière se reflètera d'une manière ou d'une autre dans les nouvelles ententes en vertu desquelles les autorités locales recevront une aide financière du gouvernement.

SOMMAIRE

Le gouvernement projette ainsi d'étendre ses objectifs par un système flexible qui, combinant un prélèvement aux opérations de la Commission, apporteront une solution efficace et juste au problème de l'amélioration et assurera un approvisionnement suffisant et ordonné en vue du développement de terrain.



This springtime scene, common in many parts of Eastern Canada for years, is new to Ontario's Madawaska Valley maple bushes in 1966, thanks to the efforts of Bill Murray and his colleagues.

THE MADAWASKA DEVELOPMENT

By REV. EUGENE CULLINANE,

Madonna House Apostolate,

Combermere, Ontario.

Just a year ago the Madawaska Valley was a lost valley, a dead end, a back-bush wilderness. Awesome natural beauty camouflaged awful human misery, biting poverty and, worst of all, a devastating hopelessness, a creeping death of the human spirit that had seeped into the very bones, minds and hearts of several thousand Canadians living there. One year ago the Madawaska Valley reminded me of a rusty old clock that had been running down for forty years. Any tick could be its last.

I have met hundreds of the valley's residents: valiant men and women, but lean from privation, worn with worry, burdened with debt, handicapped by lack of education, working long hours at back-breaking jobs in the struggle to survive. There are, of course, a few more fortunate families, concentrated mainly in the villages, comfortably settled in decent homes with an income sufficient to insulate them against the economic plague know best today as a "pocket of poverty."

Most Canadians have probably never heard of the Madawaska Valley. It is 200 miles northeast of Toronto, 140 miles northwest of Ottawa, 65 miles west of Pembroke. It covers, roughly speaking, the nine western townships of Renfrew County and the six northern townships of Hastings. The assessed population (1964) is approximately 10,000. It contains no towns and only two villages, Barry's Bay (population 1381) and Killaloe Station (population 836).

Abandoned farms are evident almost everywhere throughout the area. According to a study of farms and farm people in Renfrew County made by the Federal Department of Agriculture in 1963, the number of people on farms in the county decreased by 24 percent in the years 1956-1961, whereas the total population of the county increased by 14.6 percent in the same period. In 1961 the farm population was 11,918, compared with 15,671 in 1956.

The same study revealed the average value of products sold by the 2,739 farms in the county in 1961 was

\$2,945, compared with an average for all Ontario farms of \$6,278; 39 percent of the farms in the county sold products valued at less than \$1200 in 1960. Most, if not all, of these farms were located in the western townships—the Madawaska Valley.

The condition of the farm economy in this area has become even more critical since 1961. While Canadians as a whole were enjoying the most abundant prosperity in our history, the great majority of farmers in the Madawaska Valley have been hard-pressed to support their families, which tend to be large. They have had no funds available for maintenance and replacement of antiquated buildings and equipment, nor for fertilizers to maintain the fertility of the soil. They have thus become involved in a vicious circle in which soils become more and more depleted, producing poorer and poorer yields while buildings, machinery and *the people* deteriorate. More and more they have had to turn to their woodlots for the cash income necessary for bare subsistence. Eventually the timber is all cut. It is then that they are forced to abandon the farm or sell out for a pittance.

The drought of the past three years has compounded the difficulties of farmers in this area and sharply increased the incidence of abandoned farms.

For many years most farmers in the Madawaska Valley have been forced to augment their dwindling income from the farm by off-farm employment. Since there is virtually no industry in the area many are forced to work in metropolitan centres 200 miles away, thus being separated from their families most of the time. Sons and daughters of high school age are frequently forced by economic circumstances to quit school and seek employment in the cities, poorly prepared for this transition due to little or no vocational training. As a result the farm-operator and his wife, in most instances, are aging, alone and discouraged.

That was the picture a year ago—B.B.M. and B.A.



W. E. (Bill) Murray, president of the Madawaska Valley Maple Products Association, and Father Eugene Cullinane, author of this article, in front of the Association's temporary headquarters—an old parish rectory.

First Board of Directors of the MVMPA (l. to r.): J. E. O'Meara, director Co-operatives Branch, Ontario Department of Agriculture; Allen Kuno; Don Davis; Ed Marquardt, vice-president; Bill Murray, president; Charles Phanenhour, secretary; Harold Gallagher; Dan Felhaber, chairman Renfrew County ARDA Committee; Ezra Gutz; Garnet Yuke, treasurer-manager.

Alphonse O'Brien, his wife and 13 children live on a once-abandoned farm near Quadeville. Mr. O'Brien, who had been working on a construction job 200 miles from home, is now a MVMPA member and this spring tapped 1500 maple trees.

The initials stand for "Before Bill Murray" and "Before ARDA."

It was just one year ago that I first met Bill Murray. One cold, stormy night I was in the municipal hall at Barry's Bay attending a night class in municipal affairs sponsored by the Rural Community Night School. There were about 70 people taking the course, held every Thursday evening for ten weeks. They were nearly all strangers to me as I had only recently arrived in the valley after eight years of missionary work with the Indians in the Yukon.

The week before I had noticed this rather tall, stately, white-haired gentleman with the gentle smile and sparkling eyes. I hesitate to call him "elderly," although he is nearly 72 years old. He is a young man in every respect other than his physical appearance and his wisdom. He walks and talks with zest, tackles anything and everything enthusiastically, has a buoyant spirit, a youthful smile, the heart of a child. He stands out in any crowd. Here he was, 71 years old and still going to school!

After the coffee-break that night I found him sitting next to me. Before I could start a conversation he said: "I'm Bill Murray from Purdy." Then he told me who I was: "You're Father Gene from Madonna House." (Most people here know me by my first name.)

From then on Bill did most of the talking—mostly about the great wealth of maple trees in the Madawaska Valley. He told me about the millions of gallons of maple sap going to waste every spring, about the tragedy of immense poverty in the midst of untapped wealth, about the unlimited demand for maple products, about the great difficulties he was encountering in his efforts to persuade the farmers to stop cutting their maple trees for lumber and to start tapping them for syrup.

A few days later I was sitting for the first time at Bill's kitchen table in the neat little rose-coloured farm house where he lives with his wife, Annie, in the vicinity of Purdy Lake. He went into the bedroom and brought out a cardboard carton. That, I learned, was his filing cabinet and the kitchen table his office. He showed me letter after letter from government officials of one department or another in answer to letters he had written. His original idea was to establish a Maple Producers' Co-op: he had written to all the agencies he could think of for help and advice. One of those letters eventually reached the desk of Mr. Herb Crown, Director of ARDA (Agricultural Rehabilitation and Development Act) for Ontario.

That letter, written in a farmer's hand on a cheap piece of note paper bought in a country store, marked the beginning of an amazing chain of events that have changed, in one year's time, the course of history in the Madawaska Valley. Bill and I can count the links in that amazing chain because the work of forging them has brought us closer and closer together in a truly ecumenical partnership—Protestant farmer and Catholic priest. Every link in that chain is a story in itself.

There came a day, for example, along that chain of events when Bill Murray and I were in conference with Mr. Herb Crown in his office in Ontario's Parliament Buildings at Toronto. For me it was high drama because I witnessed that day a poor and seemingly unimportant "grass roots" farmer from a forgotten valley in the pre-Cambrian wilderness of Ontario's back-bush shaking hands and exchanging ideas with the top executive of Ontario's ARDA Administration.

Herb Crown is, in my opinion, just as remarkable a leader in his own sphere as Bill Murray is at the grass roots. Herb brings to his office a high degree of dedica-



tion to *the people* that warms one's heart and helps clean the soiled garments of our democracy. Herb runs Ontario ARDA like a father looking after the poorest and most neglected of his children. But Herb manifests in his paternity a wisdom, shrewdness and strength far too uncommon in most fathers of our time. Herb guards ARDA funds with a keen sense of responsibility to the people and (in my opinion) to God. Hair-brained schemes for reconstruction get short shrift in his office. He faces and makes others face the hard facts of basic economic reality. But he does it in a kindly way and takes all the time necessary to educate simple people so as not to discourage them or in any way stifle the new hopes and spiritual energies that ARDA has largely generated in the hearts of thousands of Canadians afflicted with the economic disease of rural poverty.

A tribute to Herb Crown's greatness is that he looked at that first letter from Bill Murray—a letter wearing all the poverty of the back-bush country—and detected the great potential for community leadership in the man who wrote it. Thousands of such letters do get the deadening answer of a diplomatic “brush-off” every day, usually from an assistant doing a routine job. But not in Herb Crown's office.

Many of the links in the chain of events shine with the Irish wit and wisdom of J. E. (Ed) O'Meara, Director of the Co-operatives Branch of the Department of Agriculture in Toronto. In times when government departments are not universally praised for their co-ordination with each other, it is a joy to see men work together as brothers in the interest of others whom they treat as brothers. Crown and O'Meara are like that.

In February of 1965 Bill Murray organized what turned out to be an abortive meeting whose purpose was the establishment of a Maple Producers' Co-op. It was

held at the municipal hall in Combermere, attracted 20 farmers and a clergyman or two, key government personnel from Toronto and Renfrew. The discussions were vague and the meeting inconclusive. No one seemed to know what it was all about except Bill Murray. He knew where he was going, where he wanted the people to go, and he was trying to find out what steps had to be taken to get there. The meeting seemed to accomplish nothing. Looking back on it now, we can see that it accomplished much. It was another link in the chain.

Next came an invitation from Mr. Crown's office to Bill Murray: could he find six farmers in the Madawaska Valley who would like to take a trip to Plessisville, Quebec, and visit the great Maple Producers' Co-operative there, all expenses paid?

I don't know if Mr. Crown has ever realized what a master stroke of ARDA strategy this initiative turned out to be. The farmers had lost hope over the years because there had been so much “talk” by so many, so little “action” by anyone. They had no real hope of anything even coming out of ARDA—anything, that is, for *them*. The trip to Plessisville wasn't talk: it was *action*. It was language they could understand. It gave Bill Murray a tremendous boost, fired his own enthusiasm anew, shocked the doubting Thomases, brought a fresh stream of hope into the valley. The information and stimulation provided by this contact with the Plessisville operation (which has grown from 17 farmers in 1925 to over 6,000 in 1965, with a current annual production of more than 900,000 gallons of syrup) culminated in the formation on May 12 of the Madawaska Valley Maple Products Association.

The Madawaska Valley has two weekly papers, the Eganville LEADER and the Bancroft TIMES. In their May 20th issue both papers gave front page coverage to the

Plessisville trip and the formation of the new association. The LEADER devoted most of its front page to a feature story with photographs. "The farmers are beginning to see a lot of sense in Bill Murray's talk," it reported. "They met last Wednesday evening in the Municipal Hall at Combermere and united to form the Madawaska Valley Maple Products Association. Twenty-three charter members signed up and paid membership fees. Bill Murray himself was the unanimous choice for president."

Both papers quoted Murray as follows: "ARDA has definitely promised an initial grant to our Maple Products Association." Three other county weeklies gave front-page publicity to these developments. The people were meeting, talking, speculating, wondering. Something new was happening in the valley. A few sensed that something great was happening. Most were watchful and curious. They would wait and see.

Concurrently with these activities in the field, a study was being carried on by the Farm Economics and Statistics Branch of the Ontario Department of Agriculture with a view to determining the potential for a Maple Syrup Industry in the Madawaska Valley. This research established the following facts: (1) There were over one million maple trees in the Madawaska Valley old enough to tap, clustered in stands that were at least 40 percent maple on private lands; additional millions of such trees were standing on the Crown lands of the Valley; (2) The Madawaska Valley had a potential yearly production of 200,000 gallons of maple syrup valued at about one million dollars in farm income; (3) there was an almost unlimited demand for maple syrup and other maple products; (4) a minimum of 750 tappable trees was required for an economic farm operation; (5) modern equipment for gathering and evaporating maple sap on a commercial basis would cost about \$2000 per farm-operator.

Throughout July and August Bill Murray and I travelled over 4000 miles in his old car on the back-bush roads of the Madawaska Valley surveying the bushes of Association members. Every day we discovered a new bush or two of great economic potential, tracked down the owner and (with rare exceptions) signed up a new member. Often the farmer would be sitting on his tractor in a field listening to Bill's talk on ARDA and maple syrup, sometimes in the barnyard with his wife listening in from the hay mow, sometimes in the kitchen surrounded by children and a dog or two. After five minutes with the family, Bill usually had a child on his knee and a friendly dog at his feet. His big heart embraces the whole valley—soil, rocks, forests, streams, lakes, hills and, above all, the people.

Herb Crown set the deadline of August 31st for our Report to ARDA on the feasibility of a Maple Products Industry in the Madawaska Valley. We had it on his desk August 30th. We were able to report that the Association had 48 members, 35 of whom planned to build evapora-

tor houses according to approved specifications and begin producing maple syrup on a commercial basis in the spring of 1966, provided that ARDA would grant the Association \$65,000 for the purchase of new equipment.

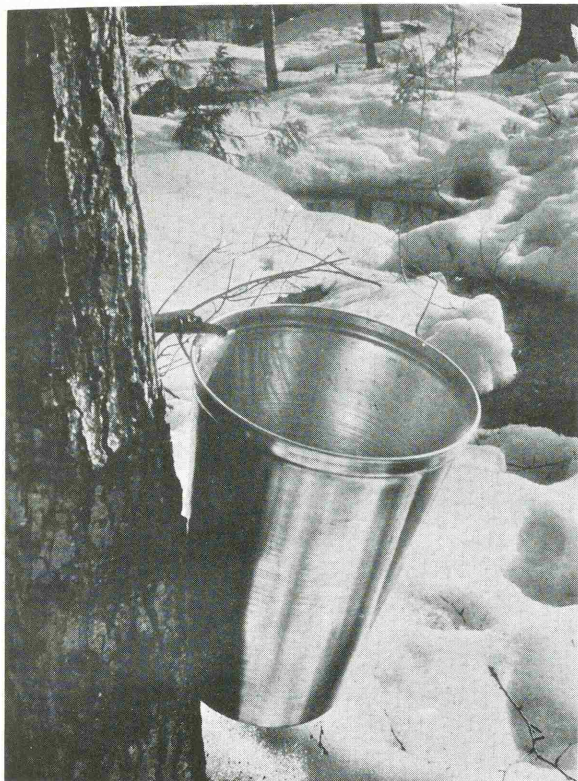
Eight weeks of anxious waiting followed when it seemed as if the whole Madawaska Valley was holding its breath. Bill went ahead with faith and confidence, ordered a new typewriter and mimeograph machine, rented an old parish rectory in Combermere for the Association headquarters, began sending our regular newsletters to the members. His Newsletter No. 3 of October 26th, 1965, shook the valley and all its grass roots.

"I have more good news for you," Bill wrote. "The Treasury in Toronto has approved the decision of the ARDA Directorate to grant us \$65,000 for the purchase of equipment to produce maple syrup and get a Maple Products Co-operative started. The announcement was made last Friday evening by our M.P.P., Mr. Paul Yakabuski, at the Workshop in Community Development in Combermere. ARDA IS GIVING US THE TOOLS TO WORK WITH. LET'S ALL GET TO WORK NOW AND USE THEM!"

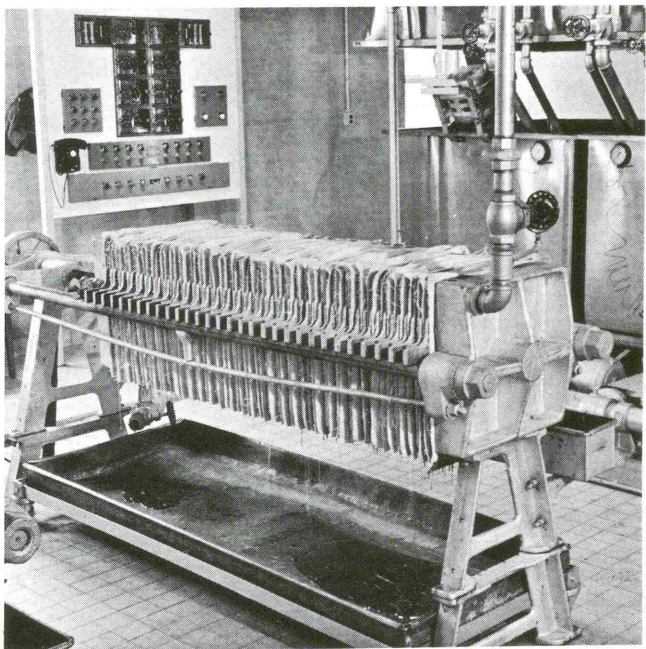
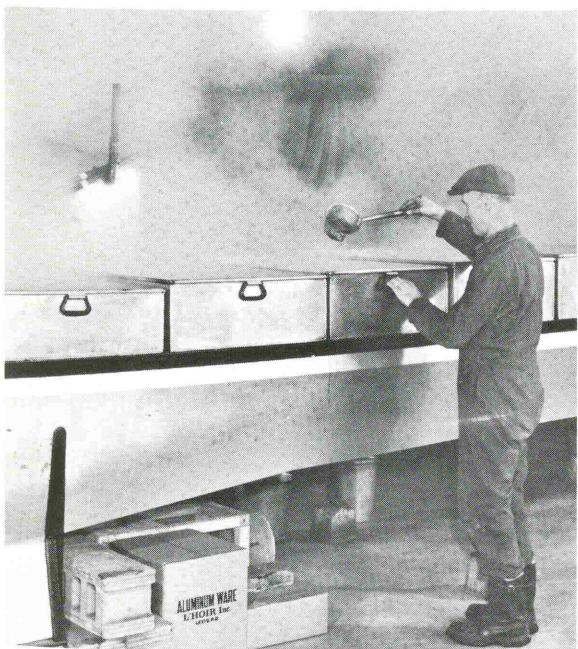
I was sitting next to Bill in the old church hall the night the announcement was made. I looked up at him. Tears were rolling down his cheeks in a flood. I am sure they were tears of joy and gratitude. He had suffered much from many enemies, seen and unseen. His way had been blocked at almost every turn by the unseen mountains in the valley—mountains of ignorance, of inertia, of suspicion, of prejudice and, worst of all, that of encrusted hostilities born of a thousand injustices inflicted on these rural Canadians by the economic system over which they thought they had no control.

The Madawaska Valley Development has only just begun but it has already brought new life, new hope and a new kind of brotherhood to these neglected and forgotten Canadians. The people are beginning to think, to meet, to get interested in their neighbours and their valley. Already they have formed the Madawaska Valley Rural Development Association whose stated purpose reads as follows: "a non-profit, non-political organization dedicated to the preservation and development of the Madawaska Valley—its lands, its lakes, its forest, its rivers, its wildlife, its agriculture, its trade and commerce, its villages, its families and its people."

Our experience with ARDA indicates that, if the people get interested in improving themselves and their communities, then seek advice and financial help from the government, there is no limit to what may be achieved in the next few years in the so-called rural pockets of poverty in Canada. Certainly, if Bill Murray had not done what he has during the past 12 months, there would be no Madawaska Valley Development today.



One of Canada's oldest industries—turning sap from maple trees into syrup and sugar products—has been established with ARDA financial help in the Madawaska Valley this spring. The above photos show how the "crop" is harvested, while below (left) the boiling syrup is tested and (right) filtered in equipment at the Maple Producers' Co-operative plant in Plessisville, Quebec. — NFB Photos.



news, views and notices:

AUTO GRAVEYARD SPECTRE

Although a record number of cars (400,000) are being scrapped this year, the prospects of large "auto graveyards" rising up alongside Canadian highways are quite slim, concludes a FINANCIAL POST survey of the situation.

Twice as many old cars will be picked up by wreckers in 1966 as were junked in Canada 10 years ago. In the next five years the figure should increase 25%.

Scrap dealers and steel men cite several reasons why the Canadian picture is brighter than that in the U.S. and will likely remain so. The strong demand for scrap steel, improved methods of transporting and processing it, and government regulations in most provinces exercising some control over the use of roadside land are the main ones.

Despite this optimistic report, auto graveyards do blight certain parts of the Canadian landscape. If the current demand for car carcasses ever decreases, we could be in for serious trouble.

CONSTRUCTION GOING UP

The Economic Council of Canada, noting that last year's construction program exceeded \$10 billions, pre-

dicts the 1966 total at between \$11 and \$11½ billions. If all factors of the Canadian economy operate satisfactorily, a total construction volume in 1970 of \$13.6 billions is forecast, expressed in terms of 1963 dollars. This would mean, if realized, an average increase in physical terms of over 10 percent a year.

Such awesome statistics must surely prove that, along with improved techniques and management, intelligent community planning is more urgently needed today than ever before.

PLAN(T) NOW FOR THE FUTURE

When an administrator in Africa rode out to inspect land that had been devastated by a storm he came to a place where giant cedars had been uprooted and destroyed.

He said to his official in charge of forestry: "You will have to plant some cedars here."

The official replied: "It takes 2000 years to grow cedars of the size these were. They don't even bear cones until they are 50 years old!"

"Then," said the administrator, "we must plant them *at once*."

—Royal Bank of Canada Monthly Letter.

STRENGTH IN UNITY

South of the border, two national citizens' organizations—Urban American Planning and Civic Association and the ACTION Council for Better Cities—have combined their programs and resources into Urban America, Inc.

Central purpose of the merged organization is to reverse the spread of ugliness and blight, and to work for order and more effective planning in urban America. The goal: more livable, more workable and more beautiful cities and towns.

ZONING DEFINED

Zoning is a dramatic manifestation of the evolution of government controls in response to mounting urban stresses. It is one of several tools of urban planning. The *power* to zone stems from the general police power—the power of government to protect and promote the public health, safety and general welfare. The *need* to zone arises because as humanity clusters in an urban environment, frictions develop which did not exist with humanity dispersed.

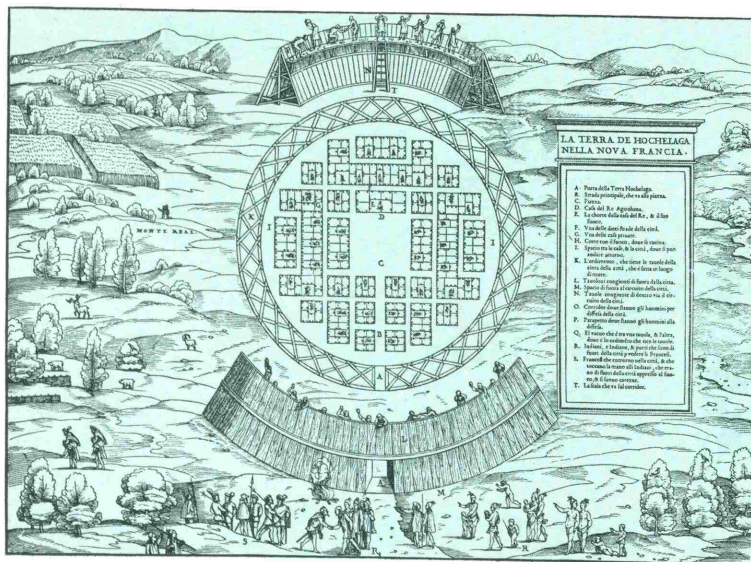
—Dr. E. R. Bartley, author of "Municipal Zoning: Florida Law and Practice".

HISTORIC URBAN PLANS

Four Canadian settlements are included in a recently-published group of historic urban plans and views, being offered for sale this spring to city planners, collectors and scholars. The Canadian prints include Hochelaga in 1556, Louisburg 1758, Montreal 1758 and Quebec 1759.

Originals of these maps and views are now extremely rare and sell, when available, at very high prices. Each print is the same size as the original and in all respects is an authentic copy of a plan or view significant in the history of city development. Prices range from \$5.00 to \$15.00.

Illustrated catalogues may be obtained on request to Historic Urban Plans, Box 276, Ithaca, N.Y.





MAIL PROJETÉ — Cette esquisse fait voir l'arrière du mail projeté pour les piétons dans les rues Des Forges et Champlain, à Trois-Rivières.

Rénovation urbaine à Trois-Rivières

La ville de Trois-Rivières, Québec, projette de mettre à exécution un plan ambitieux de rénovation urbaine en bénéficiant d'une aide financière aux termes de la L.N.H.

Le plan, présenté par l'urbaniste municipal, M. André Laneuville, comprend un secteur de 20 acres dans le centre de la ville. Les limites du secteur à réaménager et à moderniser sont les rues LaViolette, Royale, Des Forges et Hart. Si ces plans se réalisent, les travaux seront entrepris en dix phases. La phase (A) comprendra la construction d'un nouvel Hôtel de ville, d'un centre culturel avec facilités de stationnement sous terre pour 250 voitures, l'aménagement d'une place pour les piétons et l'amélioration d'un parc existant qui porte le nom de Parc Champlain. Les estimations préliminaires du coût des 10 phases du plan sont de l'ordre de \$3,500,000, chiffre qui comprend le coût d'acquisition des propriétés existantes.

SUMMER SEMINAR IN GREECE

The second International Seminar on Ekistics and the Future of Human Settlements, organized by the Graduate School of Ekistics, will be held in Athens, Greece, from 4th to 15th July, 1966.

The seminar is designed as an intensive, brief educational experience in Ekistics for those concerned with the development of human settlements, as practitioners, administrators, educators and researchers. It will provide an opportunity for interdisciplinary exchange and discussions on growth and change of human settlements, with particular emphasis on the problems of the changing metropolis.

Conducted in English by the faculty of the Graduate School of Ekistics, the

seminar will be attended by experts of international repute such as C. Abrams, R. A. Aldrich, C. A. Doxiadis, Buckminster Fuller, Lester B. Granger, J. R. Lasuén, Lord R. Llewelyn-Davies, Sir R. Matthew, R. L. Meier, R. B. Mitchell, A. J. Toynbee, C. H. Waddington, and others.

For information and application forms please write to:

DR. R. IATRIDIS, Director,
INTERNATIONAL SEMINAR
ON EKISTICS,

Athens Center of Ekistics,
24, Strat. Syndesmou Street,
Athens 136, Greece.

ONTARIO HYDRO FIGHTS AIR POLLUTION

Another major step to reduce air pollution in the Toronto area is now underway as part of Ontario Hydro's \$15 million control program throughout the province.

A \$1,000,000 contract for additional dust collection equipment at the R. L. Hearn Generating Station has been awarded to Research-Cottrell (Canada) Limited, of Toronto. The new electrical precipitators, which will be installed on three large units, are scheduled for service this fall.

Flue gases will pass through existing dust collectors, then through the new precipitators. With the addition of the new equipment Hydro is aiming at the removal of 99.5 per cent of the fly ash before it enters the chimneys. Hydro uses a combination of tall chimneys and highly efficient precipitators to minimize air pollution.

Hydro's control program started nearly 18 years ago when construction began on the Toronto waterfront station. The 1,200,000-kilowatt plant was completed in 1961.

JAPAN TO HOST INTERNATIONAL PLANNING CONGRESS

The 28th World Congress for Housing and Planning, organized by the International Federation for Housing and Planning in co-operation with the Japan Society for Planning and Housing, will be held in Tokyo from 8th to 14th of May, 1966.

The two main themes to be developed are:

1. Urban Transportation and Urban Pattern.

Including a discussion of the evolution of transportation needs and systems in the 20th century, the influence of present urban transportation systems on the shaping of the urban pattern, and of future transportation systems as a positive factor in the realization of a well organized urban pattern.

2. Housing Standards for Low Income groups in Relation to National Level of Economic and Social Development.

This theme includes a discussion of the main economic and social characteristics of the low income groups covered, a description of the present housing standards for these groups and identification of deficiencies in these present standards; the expected future development of these low-income groups, and possible changes in their housing standards in the light of the expected development of the national economy, of social conditions and of physical and technical possibilities.

All persons working in the fields of housing and planning, or in any allied field, can be registered as active members of the congress. Further details may be obtained from the International Federation for Housing and Planning, 43 Wassenaarseweg, The Hague, Netherlands.

CMHC FELLOWSHIPS

Up to 30 Central Mortgage and Housing Corporation Fellowships will be awarded to candidates entering fulltime professional courses in community planning in Canada during the academic year 1966-67.

The schools offering such courses are in the Universities of British Columbia, Manitoba, McGill, Montreal, Waterloo and Toronto. Further particulars can be obtained from their respective registrars.

Each Planning Fellowship is of the value of \$3,000 with a supplement of \$500 for those with dependents. These Fellowships are available only to Canadian citizens or landed immigrants in Canada. Up to 15 fellowship renewals at the same amount will be awarded to

those in the second year of an M.A. course in 1966-67. While deadline for applications for the 30 first year fellowships was 1 April 1966, applicants for the 15 fellowship renewals have until 1 June to make their submissions.

ASPO CONFERENCE IN PHILADELPHIA

Some 2000 delegates from the United States, Canada and other nations are expected to attend the 32nd National Planning Conference of the American Society of Planning Officials in Philadelphia, April 17-21.

"The Goals of the Great Society and their Implications for Planning" is the theme which will be probed by speakers, panelists and workshop participants. Delegates have a choice of six alternative all-day field trips on the

final day of the conference, featuring various points of planning and scenic interest around Philadelphia.

Further details are available from ASPO Headquarters, 1313 E. 60th St., Chicago, U.S.A.

SORRY SITE

The Montreal Star reports that in San Jose, California, an urban renewal demolition crew, confronted with a worthless old shack and the old home of a pioneer California family, did the expected. The city is now wondering what to do with the old shack and how to explain the loss of an historical landmark.

—CMHC PERSPECTIVE

cpac national library:

The books reviewed here have recently been added to the shelves of the library at CPAC National Office, 425 Gloucester Street, Ottawa 4, Ontario. These, and many publications of interest to community planners, are available to Association members on a one-month loan basis. Books will be sent by mail on the understanding that postage will be paid by the borrower.

THE SUBURBAN SOCIETY, by S. D. Clark. The University of Toronto Press, 1966, 229 pp. \$6.50.

By questioning the widely accepted picture of suburban society developed by many social scientists and popular writers, Professor Clark has exploded several myths about modern suburbia. In fact, he shows that there is no essential difference between the new society of the suburbs and any other society of people undergoing rapid environmental change — except, perhaps, that they are generally better-off.

Using a number of Toronto suburban areas as his research material, this distinguished Canadian sociologist shows how the suburban society developed from crude beginnings, lacking almost all the attributes of a distinctive society, into one largely urban in character. His book, with its special appeal to students of social change, should be equally interesting to every-

one concerned with the nature of urban growth and development.

Professor Clark, acknowledging the fact this study was made possible by a financial grant from Central Mortgage and Housing Corporation, states CMHC gave him the greatest possible freedom in its execution. A University of Saskatchewan graduate who later studied at the U. of T., London School of Economics and McGill, he has been on the University of Toronto staff since 1938, for the past three years as Professor and Chairman of the Department of Sociology. He has lived for several years in a Toronto suburb.

THE METROPOLIS: Its People, Politics and Economic Life, by J. C. Bollens and H. J. Schmandt. Harper and Row, New York, 1965. 643 pp. \$8.95.

The modern urban community is a complex phenomenon of many facets.

Dissecting it is a big task and the authors have produced a big book, extensively footnoted and graphically illustrated, but hardly recommended as light reading.

However, it is a comprehensive, multidimensional analysis of the Americal metropolis — treating form and structure as well as process and behavior — which paints a full, integrated picture of today's large city as a dynamic social, economic and political system. Problems of metropolitan growth and the various attempts at solving them should be of special benefit to Canadian readers faced with similar tasks.

The co-authors are both well-qualified scholars and practitioners in the field of metropolitan planning. John Bollens is now Professor of Political Science at the University of California, Los Angeles; Henry Schmandt is Professor and Chairman of the Department of Urban Affairs at the University of Wisconsin, Milwaukee.

CANADA: AN APPRAISAL OF ITS NEEDS AND RESOURCES, by G. W. Wilson, S. Gordon, S. Judek; avec un commentaire par A. Breton. The University of Toronto Press, 1965. 453 pp. \$7.50.

Complementing the Twentieth Century Fund's two previous volumes on America's and Europe's needs and resources, this book is a non-technical presentation and analysis of many of the problems facing the Canadian economy in the mid-1960's. Although it deals primarily with economics, the work perforce includes discussion of political, social and psychological aspects of Canada today, and makes liberal use of statistics to back up its conclusions.

The book, however, is much more than a mere assembly of core figures. It is a study of Canada, written by a team of Canadian economists, and addressed primarily to the interested Canadian public. It is not a repository of source material meant only for scholars, but is designed to give the concerned citizen, businessman, student, teacher and public official a broad and authoritative look at Canada's economic potentials—which, conclude the authors, are among the brightest in the world. One of its virtues, indeed, is the rather refreshing willingness of its authors to discuss issues and offer viewpoints.

George Wilson, a professor in the School of Business at Indiana University, organized and directed the study and did much of the writing in his native Ottawa—where his co-authors are both economics professors, Scott Gordon at Carleton and Stanislaw Judek at Ottawa Universities.

CITIES, Alfred A. Knopf Inc., N.Y. Published in Canada by Random House of Canada, Toronto. 211 pp. \$4.95 hardbound. \$.95 paperbound.

This collection of 12 articles appeared in a special issue of the magazine "Scientific American" in September, 1965. The selections include articles by such well known authorities on urban affairs as Kingsley Davis, Nathan Glazer, and Charles Abrams. Some of the subjects treated are the growth of urbanism, the metropolis,

the metropolitan region, planned cities, transportation in cities, the metabolism of cities and the renewal of cities. Two articles deal with the evolution of cities in the developing countries: Calcutta in India, and Guayana in Venezuela.

Of particular interest is an essay on the metabolism of cities by Abel Wolman. Wolman points out three problems which face all local administrators: water supply, disposal of sewage and control of air pollution. The author compares water-rich New York State with its water shortage, and water-conscious California, where with management foresight it has provided the water where it is needed despite the handicap of a very dry climate.

The accelerated pollution of Lake Erie, which threatens Ontario as well as the five U.S. states bordering the lake, has become a regional problem. The combination of municipal sewage and industrial wastes has disrupted the normal cycle of aquatic life and has led to the closing of a number of beaches. Last August the five states reached agreement on a major program of pollution abatement.

Regarding air pollution, Wolman states that almost all of it results from the combustion processes. Natural gas is less a pollutant than either coal or oil. While both are obviously necessary and costly, the author concludes that there is much stronger scientific justification for mounting vigorous programs to abate water pollution than to abate air pollution.

The book, containing a good bibliography on urban literature, is a thought-provoking anthology on why urbanization of the world population raises the most serious domestic questions faced by man in the second half of the 20th century.

MAN IN METROPOLIS, by Louis B. Schlivek, Doubleday & Co., Inc., New York, 1965. 432 pp. \$7.50.

Photographer-writer Schlivek has chosen a unique and unusually effective approach to solving metropolitan problems. The result is both an important addition to the literature of urban affairs and a delightful reading experience.

The setting is New York and its environs. The cast is its people—

mainly 15 real characters identified by their real names. Most of these people are never likely to meet, but nonetheless, their lives affect each others' and the region they inhabit. They are introduced, pictorially and by the written word, as they pursue their various occupations and travel to and from work via the labyrinth of New York's transportation system. By subway, bus, car pool, limousine and the ailing commuter railroads, we are carried to their homes and families in the city, the suburbs and the far-flung exurbs.

Beginning as an observer, the author soon found himself a participant in this metropolitan drama, deeply involved in the problems he was seeking to identify. With the aid of a number of scholarly studies, he has drawn several important conclusions about the future quality of urban life.

Canadian commuters, especially those in Montreal, Toronto and Vancouver, will find themselves here, too.

PLANNING: ASPECTS AND APPLICATIONS, by Melville C. Branch. John Wiley & Sons, Inc., New York, 1966. 333 pp. \$10.95.

The emergence and present state of planning as a crucial activity in the conduct of human affairs form an introduction to detailed analyses of the four main areas of application: project, city, corporate (business) and military planning. Different aspects of planning—ranging from land use and law to mathematical stimulation and psychological factors—are used to illustrate these applications.

From his unusually broad experience, Dr. Branch identifies characteristics common to different forms of planning. He suggests planning is potentially an intellectual discipline, as well as a field of study and profession. He concludes the book with a rationale for this view, and its educational outcome.

The author, who received his doctor's degree in regional planning at Harvard in 1949, has held both staff and executive positions in government, business and educational planning areas. He is currently president of the Los Angeles City Planning Commission and a planning consultant to Douglas Aircraft Co.

planning vacancies:

Beginning next issue, the REVIEW will charge for advertisements in this section at the following rates: \$25 per insertion to CPAC sustaining members, \$40 per insertion to non-members.

CITY OF VICTORIA, B.C.

Planner

Salary Range — 8,280-10,500.

Starting salary commensurate with qualifications and experience.

Applications are invited from qualified and experienced Planners for a position responsible to the Director of the Department of Community Development. Applicants must have a degree in Engineering or other appropriate discipline, together with a recognized qualification in Planning.

Responsibilities will include the development of a detailed master plan including development schemes, preparation of urban renewal proposals, assistance in the development and application of programmes of original research. Applicants must be capable of initiating proposals, to illustrate planning schemes graphically, and to write detailed and comprehensive reports. A comprehensive fringe benefit programme will apply, including a medical scheme, group life, sick leave and superannuation, and other allowances.

Applications in writing, stating age, experience, qualifications and earliest date services available, will be received by the Personnel Officer, City Hall, Centennial Square, Victoria, British Columbia, as soon as possible.

CITY OF VANCOUVER, B.C.

Transportation Planner

(Competition P-5266)

To perform professional planning work in the analysis, development, and solution of transportation planning problems and assignments. To prepare and supervise highway transportation studies and surveys under minimal supervision. Qualifications: University graduation in a field related to planning, post graduate degree or other recognized diploma in town planning which may be substituted by considerable experience in the basic professional field. Considerable knowledge of statistics is desirable. Salary: \$686 to \$822 per month.

Redevelopment Planner

(Competition P-5267)

To accelerate the 20-Year Urban Renewal Programme covering approximately 2,500 acres, this planner, under direction of the Assistant Director of Planning (Redevelopment), will be required to perform varied planning assignments, including survey and analysis of redevelopment areas, preparation of plans for redevelopment of cleared areas and for areas of limited redevelopment; economic studies, analyses, and preparation of statistical material. Qualifications: Degree or Diploma in City Planning from a recognized

university, with graduation in architecture, engineering, economics, or related subjects; or equivalent training and experience in planning or redevelopment. Sound knowledge of statistics is desirable. Salary: \$627 to \$750 per month.

Liberal fringe benefits amounting to approximately 20% of salary. Application forms for the above positions must be obtained from and returned to the Personnel Director, Room 206, 453 West 12th Avenue, Vancouver 10, B.C. as soon as possible, quoting the above competition number.

THE CORPORATION OF THE DISTRICT OF SAANICH, VICTORIA, B.C.

Assistant Municipal Planner

Salary: \$7,488 - \$9,092 Scale).

To assist in the preparation and development of comprehensive plans for the municipality and in the supervision and co-ordination of the work of the Municipal Planning Department.

This is a highly responsible position involving the supervision of other professional and technical staff. The assistant will represent the department on certain Boards and public bodies which will require an ability to meet the public and present information and policy.

A degree in planning and/or membership in the Town Planning Institute of Canada is required. A background in architecture may be an asset, although not mandatory, depending on experience offered.

Excellent working conditions and generous fringe benefits.

Detailed resume to: T. W. Loney, Municipal Planner, Saanich Municipal Hall, 770 Vernon Avenue, Victoria, B.C.

RED DEER REGIONAL PLANNING COMMISSION, RED DEER, ALTA.

Associate Planner

Duties: Prepare general plans for urban and rural municipalities, zoning bylaws, subdivision designs and advise municipalities on all phases of planning.

Qualifications: Degree in Town and Regional Planning or related field. Must be eligible for membership in Town Planning Institute of Canada.

Salary: Up to \$9,420 per annum, placement according to experience and qualifications.

Benefits: Pension and medical, five day week, three weeks annual holidays.

Apply: Robert R. Cundy, Director
Red Deer Regional Planning
Commission

4920 - 43rd Street,
Red Deer, Alberta.

enclosing full particulars, three references, and salary required.

NIAGARA FALLS & SUBURBAN AREA PLANNING BOARD NIAGARA FALLS, ONT.

Planner

Niagara Falls and Suburban Area Planning Board offers excellent opportunity for Planner to assist in special and general planning projects and various phases of implementation of official plan and Urban Renewal.

Qualifications: Degree in planning or related field or equivalent experience.

Salary: Dependent on qualifications and experience.

Benefits: Pension, Group Insurance, P.S.I. and Hospitalization.

Apply: Planning Director,
Niagara Falls & Suburban Area
Planning Board,
2383 Drummond Rd.,
Niagara Falls, Ontario.

THE CITY OF TORONTO PLANNING BOARD, TORONTO, ONTARIO

The City of Toronto Planning Board is looking for qualified planners at several levels of responsibility to work on the preparation of renewal schemes in residential areas. The jobs, which are permanent, are in connection with an approved programme that is receiving the financial support necessary for its implementation. Six appointments are to be made and consideration will be given to applicants at the following levels:

Principal Planner	\$8,800 - \$10,800
Planner I	\$7,375 - \$8,488
Planner II	\$6,194 - \$7,167

Graduation from a recognized university in Town Planning is required, for both the Principal Planner and Planner I positions, professional experience is also necessary. Preference will be given to candidates with experience in urban renewal work.

Applications giving full particulars of qualifications and experience should be mailed immediately to: Commissioner of Planning, City of Toronto Planning Board, City Hall, Toronto 1, Ontario.

OAKVILLE PLANNING BOARD, OAKVILLE, ONTARIO

Planner

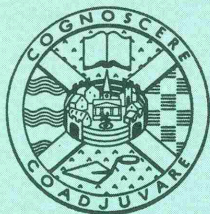
Qualifications: Degree in planning or related field, eligibility for membership in T.P.I.C., responsible experience will be taken into account.

Duties: To assist on general projects, with particular emphasis on long range planning and development forecast.

Salary Range: \$6,300 - \$7,150.

Apply: Planning Director, Oakville Planning Board, P.O. Box 310, Oakville, Ontario.

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L'ASSOCIATION CANADIENNE D'URBANISME



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Newfoundlanders aren't like other people. Neither are Maritimers, Quebecois, Westerners, British Columbians or people from Ontario, if you come right down to it, but Newfoundlanders are less like other people than anybody else. Maybe it's their long and battered history, or their proud insularity, or the hard, hard life their land has lived, but Newfoundlanders shine with a light that throws a particular glow on the rest of this country.

It's good to live in a land with towns named Moose Jaw and Medicine Hat, but it's even better when there's also Heart's Delight, Witless Bay, Seldom and, of course, Joe Batt's Arm. The joy in living that shines through those sprightly names gleams in the eye of every Newfoundlander, and it's a dull Canadian indeed (as many a Newfoundlander still calls the rest of us) who doesn't see it, and secretly envy its source.

That source is a tough island of immense natural beauty, peopled by a tribe that has fought for existence on those thrilling coasts since John Cabot, and probably before. In their four-and-a-half centuries they have suffered governors, something called "fish-ing admirals", self-government, colonial commissions, and even an owner—Sir David Kirke in the 17th century. Newfoundlanders took to Confederation in 1949, but not with great enthusiasm; nearly 48 per cent of the vote was against it. Barely one in 100 oppose it now.

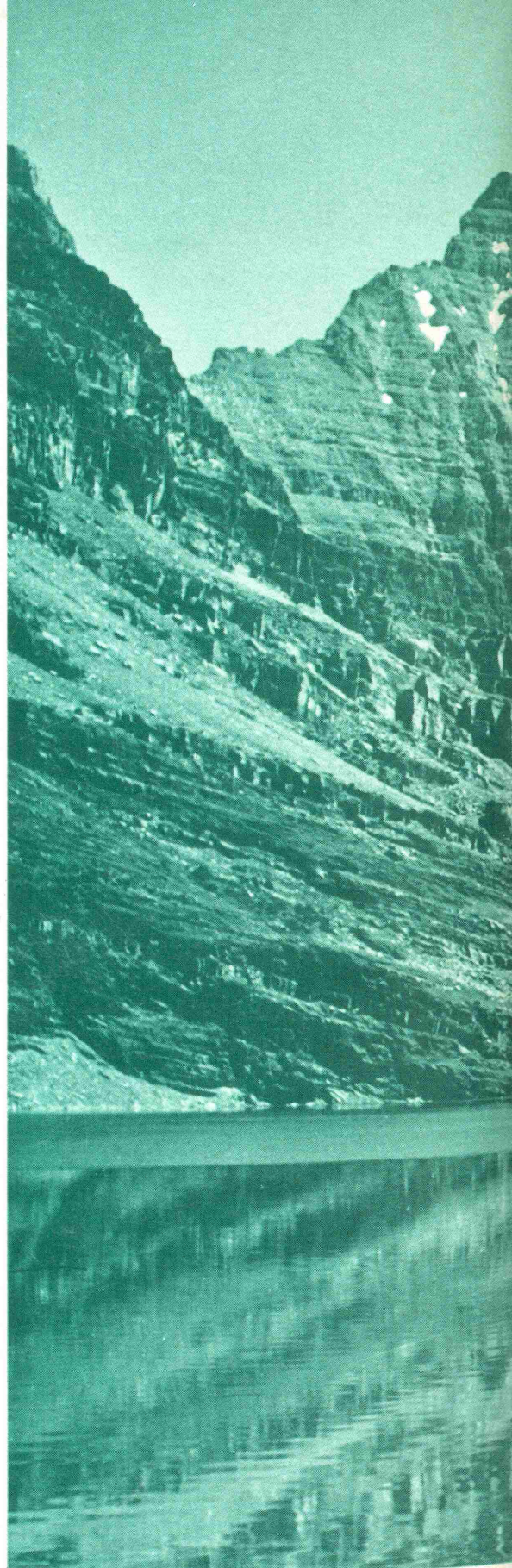
postscript

Newfoundlanders live with a special bounce; their springiness can put a fillip in all our lives. Take Phoebe, the elevator girl in a Toronto office tower, who came from Blow Me Down. Phoebe invariably gave you the zippiest ride, and her greeting always had a more personal ring than the standardized good-morning of the other girls. But Phoebe was no sycophant; on her black days she was unfriendly as a bear, and took no pains to hide it.

This year, Newfoundlanders like Phoebe are being called home for a time, in a unique and poignant Newfoundland way. It's not a Homecoming they're having, with its connotations of bands and flags and huckstering; or a Reunion, where you slap backs. It's a Come Home Year for Newfoundlanders, and for mainlanders, too, which sounds like warm kitchens, and feather beds, and old, old friends.

Maybe there will be bands, and flags, and souvenirs too, to help entice Phoebe and the 60,000 other Newfoundlanders living on the mainland to return for a visit. One is reluctant, though, to urge the trip upon them. They may not come back again, and that would be an unbearable loss to the rest of us, because Newfoundlanders aren't like other people at all.

—Courtesy Imperial Oil Review



COMMUNITY PLANNING ASSOCIATION OF CANADA
L'ASSOCIATION CANADIENNE D'URBANISME
425 GLOUCESTER STREET, OTTAWA 4